

# **TOWN OF METOMEN COMPREHENSIVE PLAN 2008-2028**



**NOVEMBER 10, 2008**



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**TOWN OF METOMEN**  
**FOND DU LAC COUNTY, WISCONSIN**  
**COMPREHENSIVE PLAN 2008 - 2028**

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Scott Zacharias, Supervisor

Town Officials ..... Lynn Rands, Clerk  
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Dorothy Soda, Assessor  
Jerry Buhrow, Jr., Permit Issuer

Comprehensive Planning Committee ..... Todd Sharp, Chairperson  
Stanley Harmsen  
Shelly Hiemstra  
Ray Lemiesz  
Mike Owens  
Marilyn Peer  
Lynn Rands  
Chris Retzloff  
Donald Retzloff  
Pearl Schicker  
Gretchen Tolsma  
Mark Vosskuil  
Anita Weinkauff  
David Zimdars  
Lois Schmuhl

with assistance from Martenson & Eisele, Inc.  
Warren Utecht, Vice President of Planning  
Curt Solberg  
Brigit Duley

**November 10, 2008**



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**TOWN OF METOMEN**  
**FOND DU LAC COUNTY, WISCONSIN**  
**COMPREHENSIVE PLAN 2008 - 2028**

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# **CHAPTER 1**

## **ISSUES and OPPORTUNITIES**

### **Introduction**

The Town of Metomen is located in west-central Fond du Lac County, Wisconsin. The town is primarily rural in nature, with agricultural uses dominating the landscape. Residential uses are located along the town roads, with the Villages of Fairwater and Brandon located in the southern portion of the town. The Town of Metomen is bordered on the north by the Town of Ripon, on the east by the Town of Springvale, on the south by the Town of Alto, and on the west by the Town of Brooklyn in Green Lake County. The Town of Metomen encircles all of Fairwater and Brandon.

### **History of the Town**

The Town of Metomen lies on the west edge of Fond du Lac County. In the early days it was considered the richest town in the county, not including the villages. It is Township 15 North, Range 14 East, and contains 36 full sections of arable land. When first settled in 1844 and 1845, the land was rich, with undulating prairies, openings, marshes and groves of heavy forest, but scarcely one twentieth of the area was timber. On the uneven portions there was a sandy loam with subsoil of gravel and an occasional amount of limestone. In the lowlands there was found vegetable mold which was the choice alluvium of marshy meadows. Actually, when drained, it became a mine of agricultural wealth. "Round Prairie," which comprised several thousand acres northwest of Brandon, was celebrated for its beauty and its fertility. It sometimes was called the "Eden of the West." The West Branch of the Rock River rises in the town and the Grand River in the southwest corner and Silver Creek in Section 2. The town has remarkable springs and streams. The largest spring in the county is the principal source of Silver Creek. The Caraboo Spring on the old Col. Mansfield farm was twenty-five feet across and discharged an astonishing volume of water, at the head of the Grand River. For general purposes, Metomen was excelled by few in the state. Because of these streams, early mills were founded in the Fairwater area by 1850.

The first farmers were from New England and adapted farming practices from the East. Methods changed as time progressed. Dairying and cheese making were very important in early years.

### **Organization and Production**

A township is a surveyor's measurement, but the terms town and township are often interchanged to describe a unit of government not part of a village or city. Metomen is one of twenty-one towns in the county. It was organized at a meeting of citizens April 7, 1846. At that time, the Town of Waupun was part of Metomen, as were both of the current Villages of Brandon and Fairwater. The first resolution passed established the pay of all Town officers at 75 cents per day unless otherwise fixed by law. In 1846, the taxes levied were \$161.32, of which \$100.87 were actually collected. By 1859, there were 15,010 improved acres; 130,469 bushels of wheat raised; 4,165 lbs. of wool produced; 6,716 lbs. of potatoes harvested; orchard production had a value of



\$126.00; 42,595 lbs. of butter manufactured; livestock had a value of \$58,967; the slaughtered animal value was \$12,250. There was a population of 1,952 people. By 1870 the population had dropped to 1,898. In 1930, the farmland was valued at \$36.00 per acre, half of the value of ten years earlier. Farmers were hit hard by the Depression. One half of it was mortgaged. By 1990, there were 21,137 acres of farmland, which was about 87%, with 1.9% forests and 9.4% wetlands. By 1997, the farmland was down to 20,558 acres.

### **Historic Name and Settlers**

“Metomen” comes from the Menominee language. It means “a grain of corn.” The Town was christened by F.D. Bowmen, at whose home the Town was organized. The first “white man’s cabin” was built by Col. Mansfield in 1844 just north of Fairwater in Section 19. His family didn’t arrive until several other homes were established. The first entry of land in Metomen was made by Col. Higley - 160 acres of Government land. It was a half mile west of Reed’s Corners. The founding of the first home and settler was Daniel Eggleston, who brought his family to a log cabin in June of 1845. He farmed 400 acres and was a Town Supervisor along with holding several local offices. Jacob Carter and family came one week later. He came from Massachusetts and at first worked with his brother in three counties thrashing grain. He was said to have built the best dwelling in the town. He held five improved farms of 460 acres, and was a Postmaster, Assessor, and Town Chairman.

William Plocker was an immigrant from the Netherlands and came in 1847, settling south of Fairwater on a farm where he ran a stagecoach inn. He became Fairwater’s first Postmaster, a partner in the flour mill, and legal counsel to many of the village’s settlers. He also served as a Town Supervisor, chairman of the Fond du Lac County Board, Town Clerk, and a member of the Wisconsin State Assembly in 1875.

Later that year, other settlers were F. Newland, who settled on Section 20 as a prominent sheep raiser and trustee of the Free-Will Baptist Church. Josiah Batson settled in 1862 in Section 29 where he raised a lot of sheep and a few cows. There was Almon Osborn in Section 2 in 1845; S.H. French, E.F. Mansfield, Adelbert M. Bly, farmers in Section 14; and Deacon George Bly, a farmer in Section 16 who only held one local office but it resulted in improved and straightened highways.

In just two years all the Government land was claimed by actual settlers as the settlement was prosperous and rapidly increasing. The first birth was Franklin French in October of 1845 in the unfinished cabin of Jacob Carter. The first fire was in the French hay-thatched cabin the month prior. A Baptist minister named Jeremiah Murphy preached the first sermon in spring of 1846 in the cabin of Daniel Eggleston. A Rev. W.G. Miller was the first preacher whose charge was the Town of Metomen. At Reed’s Corner in 1847, a Wesleyan Society was organized by Elder Marcellus Barnum. It later was merged into a Congregational church located at Reed’s Corners. There was a burial but not a death that first year. A wedding took place in April of 1846. The first public school was established that same year. Then a post office was begun named “Grand River,” with Jacob Carter as the first Postmaster. About that same time another post office was established called “Mansfield,” with Daniel Eggleston as postmaster. They were so close that only “Mansfield” survived. Stanton built a saw mill in 1846 and Dakin & Lathrop built a flouring mill in 1847 on the Grand River branch within the town limits and near Fairwater. Religious



services were held in the cabins of settlers or schoolhouses. In the summer of 1858, however, the Free-Will Baptists of Fairwater erected the first church in Metomen.

### **Reed's Corners and Metomen**

The northern portion of Metomen was settled as early as the western area. It was called Reed's Corners and was once of local importance. It had stores, shops, a depot, post office and more. In 1873, the post office and the depot were removed a half a mile south and the station named Metomen. The location of two churches there gave Reed's Corner notoriety, named after Warren Reed who identified with the locality. Metomen and Brandon were the two railroad stations. There were two cheese factories. The farmhouses were spacious and there were large barns. The statement was made that no town in Wisconsin could show such a large percentage of first-class barns as Metomen and a few surrounding towns. They had a Protective Association with seventy members. There were eleven schoolhouses and nine churches in the town, with the settlers coming largely from New England.

### **Fairwater**

Because of its favorable site, the Village of Grand River flourished with the flour mill built by Dakin and Lathrop. It grew rapidly, and for ten years it was the commercial center of a large tract of developing land. The railroad, built in 1856 left Fairwater "out in the cold." It began to decline.

The first church in Metomen was built at Fairwater with the name of First Free-Will Baptist Church of Fairwater, dedicated in July of 1856 at a cost of \$1,600. In 1863, the congregation built a parsonage at a cost of \$1,000. The original membership was eight. A second Baptist Church of Metomen was organized in 1851 at Fairwater, but didn't continue to flourish and later became a temporary lodge of the Good Templar. The Lodge was organized in 1876. The first Evangelical Lutheran Church of East Fairwater was organized in June 1872 and the church was built that first year. There were 47 families.

The leading business of Fairwater was the flour mill, the post office, two general stores, a blacksmith shop, a shoe shop, two carpenter shops, one stone mason, a secret society, two ministers, three churches and one saloon.

In 1912, Jess Laper began a power company along the Grand River at the site of the village's landmark flour mill, which was established in 1847. It was called the Laper Electric Company and was a generating plant for nearly thirty years. A 29-ton water wheel towering nearly fifty feet above the landscape was built and housed in a wooden structure. There was a block building that housed generators driven by a pair of diesel engines, a refurbished Cadillac engine, and steam from the Badger Hemp plant across the river.

### **Brandon**

In the southeastern part of Metomen was the prosperous village called Brandon. The first building in the village limits was built by R.W. Pride in 1849. There were various important people, such as John Abercrombie, who was a lumber merchant; Luman Marsh was a successful farmer and a good mechanic; H.G. Mathews, a miller and farmer owning the Brandon Flouring Mills;



John L. Moore, a general hardware merchant as “Dealer in Hardware, Stoves, Tin ware, Farm Tools, ect.”; C.W. Ferguson & Bro., a mercantile business; Henry Gleason, a farmer and grain-buyer with T. Watson; Levi J. Hal, who was a druggist, grocer, dealer in coal and salt and J.I. Case & Co. threshers; George Russell, who was a man surpassed in wealth by few, with many investments in real estate throughout the county; Zenas Scott, a hardware merchant which developed into an exclusive hardware trade; Martin C. Short, editor of the “Brandon Times” and Postmaster in Brandon. Samuel Weinstock established a general merchandise store called Weinstock & Bro., being in business longer than any other merchant. Thus, with all these ambitious settlers, the village became a hub in the town.

## **Purpose and Intent of the Comprehensive Plan**

A comprehensive plan is an official public document. It is adopted by ordinance by the local government that sets forth its major policies concerning the future physical development of the community. The primary purpose of this Plan is to generate goals for attaining a desirable development pattern while meeting the requirements of the State of Wisconsin Comprehensive Planning (Smart Growth) law. It is intended that the recommendations reflect the following fourteen local comprehensive planning goals prescribed in state statute. These are:

1. Promotion of the redevelopment of lands with existing infrastructures and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial areas.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
4. Protection of economically productive areas, including farmlands and forests.
5. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
6. Preservation of cultural, historic, and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout the community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing and integrated, efficient, and economical transportation system that affords mobility, convenience, and safety, and that meets the needs of all citizens, including transit-dependent and disabled citizens.

The Town of Metomen Comprehensive Plan should be used by Town officials when revising and administering its zoning and other ordinances. The plan should be the basis for siting future de-



velopments and extending public services if they become available. It is designed to be a guiding vision so that there is a consistent policy to follow and a clear goal for the future for the residents of the Town of Metomen

## **Comprehensive Planning Process**

The most recent comprehensive plan for the Town of Metomen was adopted in 1999. Because of the age of the existing plan, Town leaders decided to develop a new plan that would conform to the requirements of the Comprehensive Planning Law and better reflect town residents' vision of how the Town of Metomen should develop over the next twenty years. The Town appointed a citizen advisory committee comprised of Town officials and interested citizens to steer the planning process.

The Town of Metomen Comprehensive Planning Commission prepared the background information and the recommendations of this plan based upon the consensus opinions of the citizens advisory committee, town-wide visioning session, and the Comprehensive Planning Law. The planning process involved approximately three years of work and a number of public meetings of the citizen's advisory committee.

This document is comprised of nine parts, which reflect the requirements of the Comprehensive Planning Law: Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural, Cultural, and Resources; Economic Development; Intergovernmental Cooperation; Land Use; and Implementation. Although all of these chapters have their own goals, objectives, and recommendations, the elements are all interrelated and, therefore, the goals, objectives, and recommendations are also. This plan was developed with the interrelationships of the elements in mind.

The future land use plan contained within the Land Use chapter of the Comprehensive Plan provides the vision of how the Town of Metomen could look twenty years from now. There are recommendations regarding the location, density, and design of future development, and they are the cornerstone of the overall plan. The future land use plan is the composite of the goals, objectives, and recommendations contained in all of the chapters.

The final part of the plan involves implementing the recommendations. A comprehensive plan is only effective when it is actually used. This includes both using the plan on a routine basis when making policy and administrative decisions and when creating or revising municipal ordinances (such as zoning ordinance) to control and guide development consistent with the Plan.

This document, however, is not the end of the planning process. For the Town of Metomen to succeed in achieving its vision for the future, planning must be a continual, ongoing exercise to reflect new trends and concepts.



## Background Information

### Population Characteristics

The population of Metomen fell from 798 in 1970 to 709 in 2000, a nearly eleven percent decline (see Table 1-1). The biggest loss of residents was in the 1980s. The population has rebounded a bit since 2000 – the estimated population in 2007 was 730. The Towns of Alto and Springvale, and the Village of Fairwater also declined from 1970 to 2000. In comparison, the populations of Fond du Lac County and Wisconsin grew 14.5% and 20.1% respectively. The Town of Ripon grew by a similar percentage, and the population of Town of Brooklyn in Green Lake County increased by nearly half.

**Table 1-1**  
**Historical Population Change**

	<b>T. Metomen</b>	<b>T. Alto</b>	<b>T. Brooklyn (Green Lake Co.)</b>	<b>T. Ripon</b>	<b>T. Springvale</b>	<b>V. Brandon</b>	<b>V. Fairwater</b>	<b>Fond du Lac County</b>	<b>State of Wisconsin</b>
<b>Population</b>									
<b>1970</b>	798	1,139	1,262	1,186	744	872	373	84,567	4,417,821
<b>1980</b>	792	1,176	1,431	1,411	808	862	310	88,964	4,705,642
<b>1990</b>	685	1,145	1,798	1,419	750	872	302	90,083	4,891,769
<b>2000</b>	709	1,103	1,904	1,379	727	912	350	97,296	5,363,675
<b>2007 (est.)</b>	730	1,115	1,960	1,401	736	899	362	101,174	5,648,124
<b>Percent Change</b>									
<b>1970 to 1980</b>	-0.8%	3.2%	13.4%	19.0%	8.6%	-1.1%	-16.9%	5.2%	6.5%
<b>1980 to 1990</b>	-13.5%	-2.6%	25.6%	0.6%	-7.2%	1.2%	-2.6%	1.3%	4.0%
<b>1990 to 2000</b>	3.5%	-3.7%	5.9%	-2.8%	-3.1%	4.6%	15.9%	8.0%	9.6%
<b>2000 to 2007</b>	3.0%	1.1%	2.9%	1.6%	1.2%	-1.4%	3.4%	4.0%	5.3%
<b>1970 to 2000</b>	-10.8%	-3.1%	44.9%	16.7%	-1.6%	4.6%	-3.6%	14.5%	20.1%

Source: Wisconsin Department of Administration

It is projected by the Wisconsin Department of Administration that the Town of Metomen will see steady but very slow growth from 2007 to 2025 (see Table 1-2). Only twelve more persons, or an increase of 1.7% over the current population, are expected to reside in Metomen in 2025 than do now. In comparison, the populations of the Towns of Alto and Springvale are predicted to actually decline from three to six percent. The Town of Ripon is expected to grow by about three percent, and the Town of Brooklyn in Green Lake County by more than seventeen percent. Fond du Lac County and Wisconsin can expect population increases of nine and eleven percent, respectively.



**Table 1-2**  
**Population Projections**

	<b>T. Metomen</b>	<b>T. Alto</b>	<b>T. Brooklyn (Green Lake Co.)</b>	<b>T. Ripon</b>	<b>T. Springvale</b>	<b>V. Brandon</b>	<b>V. Fairwater</b>	<b>Fond du Lac County</b>	<b>State of Wisconsin</b>
<b>Projected Population</b>									
<b>2000 Actual</b>	709	1,103	944	1,379	727	912	350	97,296	5,363,715
<b>2007*</b>	716	1,091	1,020	1,393	712	919	372	101,310	5,638,926
<b>2010</b>	718	1,086	1,052	1,402	705	923	381	103,031	5,751,470
<b>2015</b>	723	1,077	1,104	1,417	694	927	396	105,777	5,931,386
<b>2020</b>	727	1,068	1,157	1,431	683	932	411	108,494	6,110,878
<b>2025</b>	728	1,055	1,208	1,439	669	932	424	110,748	6,274,867
<b>Percent Change</b>									
<b>2000 to 2007</b>	0.9%	-1.1%	8.1%	1.0%	-2.1%	0.8%	6.3%	4.1%	5.1%
<b>2007 to 2010</b>	0.3%	-0.4%	3.1%	0.6%	-0.9%	0.4%	2.4%	1.7%	2.0%
<b>2010 to 2015</b>	0.7%	-0.8%	4.9%	1.1%	-1.6%	0.4%	3.9%	2.7%	3.1%
<b>2015 to 2020</b>	0.6%	-0.8%	4.8%	1.0%	-1.6%	0.5%	3.8%	2.6%	3.0%
<b>2020 to 2025</b>	0.1%	-1.2%	4.4%	0.6%	-2.0%	0.0%	3.2%	2.1%	2.7%
<b>2007 to 2025</b>	1.7%	-3.3%	17.3%	3.3%	-6.1%	1.4%	13.3%	9.0%	10.8%

Source: Wisconsin Department of Administration Demographic Services Center Data

\* Estimate by Martenson & Eisele, Inc.

The number of households in Metomen is expected to increase by 6% from 2007 to 2025 (see Table 1-3). Households will increase faster than the predicted 1.7% population growth because the number of persons per household will likely decrease over the same time period. The decline in persons per household is expected throughout the state and nation because of the increasing divorce rate and couples waiting longer to have children.

**Table 1-3**  
**Household Projections**

	<b>T. Metomen</b>	<b>T. Alto</b>	<b>T. Brooklyn (Green Lake Co.)</b>	<b>T. Ripon</b>	<b>T. Springvale</b>	<b>V. Brandon</b>	<b>V. Fairwater</b>	<b>Fond du Lac County</b>	<b>State of Wisconsin</b>
<b>Households</b>									
<b>2000 Actual</b>	239	344	794	507	270	342	139	36,931	2,084,556
<b>2007*</b>	248	350	850	528	272	355	152	39,583	2,235,421
<b>2010</b>	252	353	881	538	273	361	158	40,776	2,303,238
<b>2015</b>	258	355	926	550	272	367	166	42,444	2,406,798
<b>2020</b>	262	356	967	561	271	373	174	44,019	2,506,932
<b>2025</b>	264	353	1,000	569	268	376	181	45,285	2,592,462
<b>Percent Change 2000-2007</b>	6.3%	0.9%	17.6%	7.8%	-1.4%	5.9%	19.1%	14.4%	16.0%
<b>Persons per Household</b>									
<b>2000 Actual</b>	2.97	3.21	2.40	2.72	2.69	2.67	2.52	2.63	2.57
<b>2005</b>	2.87	3.13	2.32	2.63	2.63	2.58	2.41	2.53	2.49
<b>2010</b>	2.85	3.08	2.33	2.61	2.58	2.56	2.41	2.53	2.50
<b>2015</b>	2.80	3.03	2.30	2.58	2.55	2.53	2.39	2.49	2.46
<b>2020</b>	2.77	3.00	2.26	2.55	2.52	2.50	2.36	2.46	2.44
<b>2025</b>	2.76	2.99	2.23	2.53	2.50	2.48	2.34	2.45	2.42

Source: Wisconsin Department of Administration Demographic Services Center Data

\* Estimate by Martenson & Eisele, Inc.

In Metomen, however, contrary to this prediction and the trend of almost all communities in recent decades, the average number of persons per household actually increased from 2.93 in 1990



to 2.97 in 2000 (see Table 1-4). This 2.97 figure was relatively quite high. The ratio in Fond du Lac County was 2.63, and it was only 2.57 throughout Wisconsin. Indeed, Metomen's ratio is also significantly higher than Brandon, Fairwater, and surrounding towns, except for the Town of Alto, where the average number of persons per household was an extremely high 3.21 in 2000. The average number of persons per household in Metomen is predicted to decline to 2.76 by 2025.

**Table 1-4**  
**Persons Per Household**

	T. Metomen			Fond du Lac Co.			State of Wisconsin		
	Persons	Hshlds	Persons per Hshld	Persons	Hshlds	Persons per Hshld	Persons	Hshlds	Persons per Hshld
<b>1990</b>	685	234	2.93	90,083	32,644	2.76	4,891,769	1,822,118	2.68
<b>2000</b>	709	239	2.97	97,296	36,931	2.63	5,363,675	2,084,544	2.57

Source: East Central Wisconsin Regional Planning Commission

The population of Metomen in 2000 was almost 99.6% white, even higher than it was in 1990 (see Table 1-5). The three African Americans and two Native Americans that were residents of Metomen in 1990 left the town before 2000. The county and state are also very predominantly white.

**Table 1-5**  
**Population Race and Hispanic Origin**

	T. Metomen				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>White</b>	680	99.3%	735	99.6%	88,760	98.5%	93,479	96.1%	4,512,523	92.2%	4,769,857	88.9%
<b>African American</b>	3	0.4%	0	0.0%	257	0.3%	958	1.0%	244,539	5.0%	304,460	5.7%
<b>American Indian/Alaskan Native</b>	2	0.3%	0	0.0%	297	0.3%	539	0.6%	39,387	0.8%	47,228	0.9%
<b>Asian or Pacific Islander</b>	0	0.0%	0	0.0%	448	0.5%	615	0.6%	53,583	1.1%	90,393	1.7%
<b>Other Race</b>	0	0.0%	0	0.0%	321	0.4%	954	1.0%	41,737	0.9%	84,842	1.6%
<b>Two or More Races</b>	--	--	3	--	--	--	751	--	--	--	66,895	--
<b>Total Persons</b>	685	100.0%	738	100.0%	90,083	100.0%	97,296	100.0%	4,891,769	100.0%	5,363,675	100.0%
<b>Hispanic or Latino</b>	3	--	0	--	603	--	2003	--	47,846	--	192,921	--

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

On average, the population of Metomen was slightly younger than in Fond du Lac County, but older than in Wisconsin (see Table 1-6). The median age in Metomen in 2000 was 36.6, compared to 36.9 in the county and 36.0 in the state. Nonetheless, a third of Metomen residents in 2000 were younger than 20, compared to only 28.3% in the county and 28.6% in the state; only 2.4% of the Metomen population was 80 years or older, compared to 4.4% in the county and 3.8% in the state; and only 8% of Metomen residents in 2000 were in their twenties, compared to 12.0% in the county and 12.9% in the state. The proportions in the ten-year age groups between 30 and 70 were equal or only slightly higher than in the state, so it is unclear why the average age in Metomen is 0.6 percentage points higher than in Wisconsin.



**Table 1-6**  
**Population Age and Median Age**

	T. Metomen				Fond du Lac Co.				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10 years old	105	15.3%	115	16.2%	13,592	15.1%	12,489	12.8%	737,033	15.1%	721,824	13.5%
10 - 19	104	15.2%	119	16.8%	13,667	15.2%	15,110	15.5%	700,876	14.3%	810,269	15.1%
20 - 29	101	14.7%	57	8.0%	12,779	14.2%	11,647	12.0%	764,744	15.6%	691,205	12.9%
30 - 39	106	15.5%	111	15.7%	14,556	16.2%	14,297	14.7%	810,378	16.6%	807,510	15.1%
40 - 49	87	12.7%	112	15.8%	11,085	12.3%	15,396	15.8%	595,613	12.2%	837,960	15.6%
50 - 59	77	11.2%	79	11.1%	7,740	8.6%	10,820	11.1%	423,025	8.6%	587,355	11.0%
60 - 69	56	8.2%	58	8.2%	7,688	8.5%	7,012	7.2%	404,188	8.3%	387,118	7.2%
70 - 79	41	6.0%	41	5.8%	5,537	6.1%	6,275	6.4%	294,406	6.0%	319,863	6.0%
80 - 84	5	0.7%	11	1.6%	1,800	2.0%	2,131	2.2%	87,213	1.8%	104,946	2.0%
> 85 years old	3	0.4%	6	0.8%	1,639	1.8%	2,119	2.2%	74,293	1.5%	95,625	1.8%
<b>Total Population</b>	685		709		90,083		97,296		4,891,769		5,363,675	
<b>Median Age</b>			36.6				36.9				36.0	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

The eight percent in their twenties in 2000 was almost a fifty percent drop from, theoretically, the same group of people when they were in the 10 to 19 age group of 1990. The 20 to 29 age group in 1990 was also much higher than 2000's eight percent. Clearly, the town is not retaining its young adults.

### Income Characteristics

The median *household* income in Metomen in 2000, approximately \$44,725, was similar to Fond du Lac County and Wisconsin (see Table 1-7). Median *family* income was significantly lower. The percent of increase in median incomes for both households and families was much less than in the county and state.

**Table 1-7**  
**Median Income**

	T. Metomen		Fond du Lac Co.		Wisconsin	
	1989	1999	1989	1999	1989	1999
<b>Median Household Income</b>	\$31,375	\$44,722	\$29,441	\$45,578	\$29,442	\$43,791
<b>Percent Change</b>		42.5%		54.8%		48.7%
<b>Median Family Income</b>	\$35,192	\$47,708	\$34,257	\$53,325	\$35,082	\$52,911
<b>Percent Change</b>		35.6%		55.7%		50.8%

Source: US Census Bureau, American FactFinder

Once again, however, the detail statistics don't reflect the averages (see Table 1-8). In Metomen in 2000, 31.4% of households earned less than \$35,000, compared to 36.2% in Fond du Lac County and 38.8% in Wisconsin. Almost 53% of Metomen households had total incomes between \$35,000 and \$75,000, compared to only 46% in the county and 41% in the state. Apparently, the difference in median incomes in the town, county, and state comes from the upper middle class, where 12.5% of Metomen households in Metomen in 2000 earned between \$75,000 and \$150,000, compared to 15.3% in the county and 17.3% in the state. A higher per-



centage of Metomen households, 3.2%, earned more than \$150,000 in 2000 than in the county and state. Almost 16% of Metomen households earned more than \$75,000 in 2000, compared to less than 3% in 1990.

**Table 1-8**  
**Household Income**

	T. Metomen				Fond du Lac Co.				State of Wisconsin			
	1989		1999		1989		1999		1989		1999	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< \$10,000	24	10.2	15	6.0	4,170	12.7	2,175	5.9	255,413	14.0	148,964	7.1
\$10,000 to \$14,999	13	5.5	7	2.8	2,873	8.8	2,210	6.0	170,828	9.4	121,366	5.8
\$15,000 to \$24,999	46	19.6	30	12.1	6,312	19.3	4,495	12.2	341,433	18.7	264,897	12.7
\$25,000 to \$34,999	50	21.3	26	10.5	6,534	20.0	4,479	12.1	317,699	17.4	276,033	13.2
\$35,000 to \$49,999	62	26.4	64	25.8	7,206	22.0	7,344	19.9	368,148	20.2	377,749	18.1
\$50,000 to \$74,999	34	14.5	67	27.0	4,091	12.5	9,757	26.4	257,090	14.1	474,299	22.7
\$75,000 to \$99,999	2	0.9	15	6.0	900	2.7	3,882	10.5	65,362	3.6	226,374	10.9
\$100,000 to \$149,999	2	0.9	16	6.5	395	1.2	1,784	4.8	30,544	1.7	133,719	6.4
\$150,000 or more	2	0.9	8	3.2	263	0.8	768	2.1	17,735	1.0	62,903	3.0
Households	235		248		32,744		36,894		1,824,252		2,086,304	
Percent Change 1989 to 1999			5.5%				12.7%				14.4%	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Per capita income in Metomen in 2000 was approximately \$17,775, a 48.5% increase from 1990 (see Table 1-9). Both of these figures, however, are significantly lower than in Fond du Lac County and Wisconsin.

**Table 1-9**  
**Per Capita Income**

	1989	1999	% Change
Town of Metomen	\$11,968	\$17,776	48.5%
Fond du Lac County	\$12,574	\$20,022	59.2%
State of Wisconsin	\$13,276	\$21,271	60.2%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Poverty, however, is less of a problem in Metomen than in Fond du Lac County or Wisconsin (see Table 1-10). In 2000, 5.3% of individuals and 3.3% of families in Metomen were below the poverty level. These were both slightly lower than in the county and much lower than in the state. The percent of individuals in Metomen rose slightly from 1990 to 2000, while the percentage of families declined. The percentage of both individuals and families in the county and state declined significantly from 1990 to 2000.



**Table 1-10**  
**Poverty Status**

	<b>T. Metomen</b>		<b>Fond du Lac Co.</b>		<b>Wisconsin</b>	
	<b>1989</b>	<b>1999</b>	<b>1989</b>	<b>1999</b>	<b>1989</b>	<b>1999</b>
<b>Total Persons</b>	647	738	80,537	93,630	4,245,558	5,211,603
<b>Total Persons Below Poverty</b>	33	39	6,666	5,471	508,545	451,538
<b>% Below Poverty</b>	5.1%	5.3%	8.3%	5.8%	12.0%	8.7%
<b>Total Families</b>	187	209	22,581	25,661	1,186,831	1,395,037
<b>Total Families Below Poverty</b>	9	7	1,348	900	97,466	78,188
<b>% Below Poverty</b>	4.8%	3.3%	6.0%	3.5%	8.2%	5.6%

*Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension*

### **Employment Characteristics**

The unemployment rates in Fond du Lac County and Wisconsin have a similar history from 1990 to 2006 (see Table 1-11). Both dipped 25 to 40 percent from 1990 to 2000, then returned to near their 1990 level by 2006. The unemployment rate in both the county and state was at 4.7% in 2006.

**Table 1-11**  
**Labor Force**

	<b>1990</b>	<b>2000</b>	<b>2006</b>	<b>% Change 1990 to 2000</b>	<b>% Change 2000 to 2006</b>
<b>Fond du Lac County</b>					
Labor Force	48,845	55,970	56,629	14.6%	1.2%
Employed	46,350	54,293	53,960	17.1%	-0.6%
Unemployed	2,495	1,677	2,669	-32.8%	59.2%
Unemployment Rate (Percent)	5.1	3.0	4.7		
<b>State of Wisconsin</b>					
Labor Force	2,598,898	2,996,091	3,062,932	15.3%	2.2%
Employed	2,486,129	2,894,884	2,918,155	16.4%	0.8%
Unemployed	112,769	101,207	144,777	-10.3%	43.1%
Unemployment Rate	4.3	3.4	4.7		

*Source: Wisconsin Department of Workforce Development, Wisconsin Worknet*

About 29% of employed Town of Metomen residents in 2000 held positions in the manufacturing industry (see Table 1-12). Another 28% were in service. The percentage in manufacturing declined by about 4.5 percentage points from 1990, while the percentage in service nearly doubled. The manufacturing and service industries employed the highest percentages of residents in the county and state, too. Service-related employment is particularly common in the state, where nearly 40% of employed persons are in service positions.



**Table 1-12**  
**Employment of Residents by Type of Industry**

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
<b>T. Metomen</b>						
Agriculture, Forestry, Fishing, and Mining	103	27.8%	75	19.7%	-28	-27.18%
Construction	9	2.4%	18	4.7%	9	100.00%
Manufacturing	123	33.2%	109	28.6%	-14	-11.38%
Transportation and Utilities	14	3.8%	9	2.4%	-5	-35.71%
Wholesale trade	16	4.3%	16	4.2%	0	0.00%
Retail trade	45	12.2%	32	8.4%	-13	-28.89%
Finance, insurance, and real estate	2	0.5%	7	1.8%	5	250.00%
Services	53	14.3%	107	28.1%	54	101.89%
Government	5	1.4%	8	2.1%	3	60.00%
All Industries	370		381		11	2.97%
<b>Fond du Lac Co.</b>						
Agriculture, Forestry, Fishing, and Mining	2,697	6.0%	2,148	4.2%	-549	-20.36%
Construction	2,025	4.5%	3,325	6.5%	1,300	64.20%
Manufacturing	13,062	29.1%	13,935	27.1%	873	6.68%
Transportation and Utilities	2,398	5.3%	2,539	4.9%	141	5.88%
Wholesale Trade	1,679	3.7%	1,365	2.7%	-314	-18.70%
Retail Trade	7,873	17.5%	5,863	11.4%	-2,010	-25.53%
Finance, Insurance, and Real Estate	1,733	3.9%	2,120	4.1%	387	22.33%
Services	11,892	26.5%	17,755	34.6%	5,863	49.30%
Government	1,543	3.4%	2,324	4.5%	781	50.62%
All Industries	44,902		51,374		6,472	14.41%
<b>Wisconsin</b>						
Agriculture, Forestry, Fishing, and Mining	112,035	4.7%	75,418	2.8%	-36,617	-32.68%
Construction	117,732	4.9%	161,625	5.9%	43,893	37.28%
Manufacturing	584,143	24.5%	606,845	22.2%	22,702	3.89%
Transportation and Utilities	137,248	5.8%	123,657	4.5%	-13,591	-9.90%
Wholesale Trade	96,532	4.0%	87,979	3.2%	-8,553	-8.86%
Retail Trade	408,937	17.1%	317,881	11.6%	-91,056	-22.27%
Finance, Insurance, and Real Estate	139,550	5.8%	168,060	6.1%	28,510	20.43%
Services	713,295	29.9%	1,097,312	40.1%	384,017	53.84%
Government	76,967	3.2%	96,148	3.5%	19,181	24.92%
All Industries	2,386,439		2,734,925		348,486	14.60%

Source: US Census Bureau, American FactFinder

Residents employed in agriculture, forestry, fishing, or mining were still a fifth of all employed in 2000, but that is a decline from 28% in 1990. The percentage of county residents employed in agriculture, forestry, fishing, and mining declined by 20% from 1990 to 2000. In the state, the decline was almost thirty-three percent.

Retail trade accounted for 8.4%, about a 30% drop from 1990. Retail trade declined by similar percentages in the county and state. All other employment categories were each less than 5% of all employed residents.

In 2000, one third of the 381 employed residents of the Town of Metomen had management, professional and related *occupations* (as opposed to the *industry* of employed residents in Table 1-



13). Another quarter had production, transportation, and material moving occupations. About 18% had sales and office jobs, and another 13% were in service.

**Table 1-13**

**Employment of Residents by Type of Occupation, 2000**

	T. Metomen		Fond du Lac Co.		Wisconsin	
	No.	%	No.	%	No.	%
Management, professional, and related	127	33.3%	13,526	26.3%	857,205	31.3%
Service	48	12.6%	7,750	15.1%	383,619	14.0%
Sales and office	67	17.6%	11,625	22.6%	690,360	25.2%
Farming, fishing, and forestry	19	5.0%	638	1.2%	25,725	0.9%
Construction, extraction, and maintenance	26	6.8%	4,837	9.4%	237,086	8.7%
Production, transportation, and material moving	94	24.7%	12,998	25.3%	540,930	19.8%

*Source: US Census Bureau, American FactFinder*

Only 5% of employed Metomen residents in 2000 had agriculture, fishing, or forestry occupations. Even acknowledging the differences in data collection between 1990 and 2000, the 5% in 2000 is a steep decline from 1990.

These top three occupations of Metomen residents in 2000 were also the highest in Fond du Lac County and Wisconsin.

Thirty percent of persons employed in Fond du Lac County (regardless of where they lived) in 2000 worked in the manufacturing industry (see Table 1-14). Another 20% were in trade, transportation and utilities; and 18% in education. These same three categories held the greatest percentages of employees in Wisconsin in 2000, but only 22% were in manufacturing. Not surprisingly, there is more even distribution of employees throughout the employment categories in the state than in Fond du Lac County.



**Table 1-14**  
**Industry of Employed Persons**

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
<b>Fond du Lac County</b>						
Natural Resources & Mining	232	0.6%	499	1.1%	267	115.1%
Construction	1,767	4.4%	2,731	5.9%	964	54.6%
Manufacturing	13,374	33.6%	14,130	30.3%	756	5.7%
Trade, Transportation, Utilities	7,892	19.8%	9,077	19.5%	1,185	15.0%
Information	845	2.1%	-	0.0%	-	-
Financial Activities	1,336	3.4%	1,466	3.1%	130	9.7%
Professional & Business Services	1,473	3.7%	2,227	4.8%	754	51.2%
Education & Health Services	5,848	14.7%	8,300	17.8%	2,452	41.9%
Leisure & Hospitality	3,738	9.4%	4,144	8.9%	406	10.9%
Other Services	1,449	3.6%	1,508	3.2%	59	4.1%
Public Administration	1,802	4.5%	2,484	5.3%	682	37.8%
Unclassified	13	0.0%	-	0.0%	-13	-100.0%
All Industries	39,769	100.0%	46,566	100.0%	0	17.1%
<b>State of Wisconsin</b>						
Natural Resources & Mining	16,636	0.8%	19,326	0.7%	2,690	16.2%
Construction	88,992	4.0%	127,846	4.7%	38,854	43.7%
Manufacturing	532,274	24.0%	594,389	21.7%	62,115	11.7%
Trade, Transportation, Utilities	475,781	21.5%	570,186	20.8%	94,405	19.8%
Information	48,444	2.2%	55,196	2.0%	6,752	13.9%
Financial Activities	122,868	5.5%	146,844	5.4%	23,976	19.5%
Professional & Business Services	148,495	6.7%	247,504	9.0%	99,009	66.7%
Education & Health Services	388,104	17.5%	502,749	18.4%	114,645	29.5%
Leisure & Hospitality	199,906	9.0%	246,327	9.0%	46,421	23.2%
Other Services	71,638	3.2%	81,794	3.0%	10,156	14.2%
Public Administration	122,303	5.5%	144,024	5.3%	21,721	17.8%
Unclassified	2,065	0.1%	1,197	0.0%	-868	-42.0%
All Industries	2,217,506	100.0%	2,737,382	100.0%	519,876	23.4%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

Employed residents of Metomen who do not work at home generally spend slightly more time traveling to their place of employment than do other Fond du Lac County residents, but less than the average Wisconsin worker (see Table 1-15). In 2000, 23% of employed Metomen residents traveled less than ten minutes to work. Another 42% needed ten to twenty minutes to get to work. Twenty-two percent traveled more than half an hour, and seven percent traveled more than one hour. Travel time for employed residents of Metomen increased from 1990 to 2000. The 22% who traveled more than half an hour in 2000 is an increase from 19% in 1990. Increased travel time of employed residents may reflect a decline in employment opportunities in the town.



**Table 1-15**  
**Travel Time to Work**

Minutes	T. Metomen				Fond du Lac Co.				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 5	37	12.9%	19	6.1%	3,054	7.3%	3,341	6.8%	130,968	5.9%	135,194	5.2%
5 to 9	31	10.8%	51	16.5%	9,052	21.6%	9,532	19.5%	386,108	17.3%	398,697	15.4%
10 to 14	64	22.3%	75	24.2%	9,565	22.8%	10,670	21.8%	439,464	19.7%	476,569	18.4%
15 to 19	63	22.0%	54	17.4%	6,645	15.9%	7,455	15.2%	398,660	17.8%	440,637	17.0%
20 to 29	38	13.2%	43	13.9%	6,573	15.7%	8,288	16.9%	443,436	19.8%	531,628	20.6%
30 to 39	27	9.4%	22	7.1%	3,613	8.6%	4,700	9.6%	240,456	10.8%	307,835	11.9%
40 to 59	14	4.9%	25	8.1%	2,045	4.9%	3,082	6.3%	125,253	5.6%	181,568	7.0%
60 or more	13	4.5%	21	6.8%	1,360	3.2%	1,902	3.9%	71,179	3.2%	113,181	4.4%
Did not work at home:	287	100.0%	310	100.0%	41,907	100.0%	48,970	100.0%	2,235,524	100.0%	2,585,309	100.0%
Worked at home:	73	20.3%	64	17.1%	2,291	5.2%	1,762	3.5%	114,167	4.9%	105,395	3.9%
Total:	360		374		44,198		50,732		2,349,691		2,690,704	

Source: US Census Bureau, American FactFinder

The percentage of all employed residents who worked at home in 2000 was a surprisingly high seventeen percent. It was more than 20% in 1990. Only 3.5% of employed residents of Fond du Lac County, and 3.9% in Wisconsin, worked in the home in 2000.

The highest-paying jobs in Fond du Lac County in 2000 were in the manufacturing and construction industries, followed by those in financial activities, education and health, and public administration (see Table 1-16). This order is not significantly different than for all of Wisconsin, but wages in most industries average much higher throughout the state than they do in Fond du Lac County.



**Table 1-16**  
**Average Weekly Wages**

	<b>1990</b>	<b>CPI 2000</b>	<b>Actual 2000</b>	<b>CPI/Actual Difference</b>	<b>% Change 1990-2000</b>
<b>Fond du Lac County</b>					
Natural Resources & Mining	\$341	\$449	\$376	-73	10.26%
Construction	\$531	\$700	\$727	\$27	36.91%
Manufacturing	\$528	\$696	\$766	\$70	45.08%
Trade, Transportation, Utilities	\$301	\$397	\$436	\$39	44.85%
Information	\$322	\$424			
Financial Activities	\$349	\$460	\$579	\$119	65.90%
Professional & Business Services	\$341	\$449	\$506	\$57	48.39%
Education & Health Services	\$410	\$540	\$534	-6	30.24%
Leisure & Hospitality	\$118	\$156	\$171	\$15	44.92%
Other Services	\$187	\$246	\$308	\$62	64.71%
Public Administration	\$347	\$457	\$533	\$76	53.60%
Unclassified	\$270	\$356			
<b>Wisconsin</b>					
Natural Resources & Mining	\$361	\$476	\$466	-\$10	29.09%
Construction	\$511	\$673	\$729	\$56	42.66%
Manufacturing	\$522	\$688	\$743	\$55	42.34%
Trade, Transportation, Utilities	\$357	\$471	\$525	\$54	47.06%
Information	\$448	\$590	\$705	\$115	57.37%
Financial Activities	\$443	\$584	\$727	\$143	64.11%
Professional & Business Services	\$417	\$550	\$616	\$66	47.72%
Education & Health Services	\$426	\$561	\$606	\$45	42.25%
Leisure & Hospitality	\$140	\$185	\$214	\$29	52.86%
Other Services	\$245	\$323	\$356	\$33	45.31%
Public Administration	\$421	\$555	\$607	\$52	44.18%
Unclassified	\$398	\$525	\$682	\$157	71.36%

*Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.*

### Education Characteristics

In general, the residents of Metomen were not as well educated in 2000 as were residents of Fond du Lac County and Wisconsin (see Table 1-17). About 18% of town residents had not earned a high school diploma, compared to 16% in the county and state. Only 37% of town residents had attended college, compared to 44% in the county and more than 50% of state residents.



**Table 1-17**  
**Educational Attainment**

	T. Metomen				Fond du Lac Co.				Wisconsin			
	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%
<b>Less than 9th Grade</b>	59	13%	39	8%	6,416	11%	3,635	6%	294,862	10%	186,125	5%
<b>9th - 12th Grade</b>	52	12%	43	9%	6,352	11%	6,391	10%	367,210	12%	332,292	10%
<b>High School Graduate</b>	213	48%	211	46%	24,259	43%	25,479	40%	1,147,697	37%	1,201,813	35%
<b>1 - 3 Years of College</b>	86	19%	104	23%	12,174	21%	17,328	27%	735,487	24%	976,375	28%
<b>4 Years or More</b>	33	7%	65	14%	7,563	13%	10,715	17%	548,970	18%	779,273	22%
<b>Total Age 25 or Older</b>	443		462		56,764		63,548		3,094,226		3,475,878	

Source: WisStat; The Applied Population Laboratory, UW - Madison; University of Wisconsin - Extension

## Community Goals and Objectives

Major elements of the comprehensive planning process is the identification of a community mission statement and the development of goals and objectives. The identification of a vision is often difficult because values held by citizens are highly elusive and complex. People vary widely in their choice of values and the degree to which they will accept or tolerate differing attitudes.

In order to identify the Town's priorities for community development, and to address issues and concerns, The Town of Metomen Plan Commission held a public visioning session on April 8, 2006, at the Town Hall, utilizing the nominal group method. The attendees of the visioning session selected the top ten issues for the Town. In order of importance, they are:

1. Preserve our fertile agricultural cropland.
2. Protect the quality of drinking water in the town.
3. Conserve and protect the significant environmental, scenic, cultural and historical resources of the town.
4. Establish a pattern of urban development that includes residential, commercial, and industrial uses that are consistent with the preservation of fertile agricultural land, and the right to farm that land in the town.
5. Maintain a good school system for the town.
6. Maintain excellent emergency services, including fire, ambulance and police.
7. Balancing individual property rights with community interests and goals.
8. Discourage the annexation of town land into the villages.
9. Providing an integrated, efficient, and economical means of transportation system that affords mobility, convenience and safety, and that meets the needs of citizens.
10. Encouragement of coordination and cooperation among nearby units of government.

The nominal group session, input from the citizen advisory committee, the State of Wisconsin Comprehensive Planning Law, and sound planning principles formed the basis for the development of the goals and objectives.



Goals and objectives each have a distinct and different purpose within the planning process. Goals describe desired situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, though they may never actually be fully attained. Objectives describe more specific purposes that should be sought in order to advance toward the achievement of the overall goals. The third part of the planning process – policies and programs – is discussed in each chapter specific to that Comprehensive Plan element.

The Comprehensive Plan and future development of the town is based on the following goals and objectives.

## **HOUSING**

**Goal: Plan for a variety of quality housing opportunities for all segments of the town's population in such a way that preserves the town's rural nature.**

### **Objectives:**

1. Promote the enhancement and reinvestment of the existing housing stock within the town
2. Allow for an adequate supply and mix of housing types for individuals of all income levels.
3. Identify and utilize governmental programs, such as those of the Wisconsin Housing and Economic Development Authority (WHEDA), to improve aging residential stock.
4. Continue enforcement of our Public Nuisance Ordinance that addresses issues like junk cars and building dilapidation.
5. Develop and implement zoning techniques that allow development while preserving the town's rural nature.
6. Develop and implement residential lot standards to preserve the town's rural nature.
7. Provide for a consistent application of the Town's zoning regulations to protect residential land uses.

## **ECONOMIC DEVELOPMENT**

**Goal: Broaden the tax base and strengthen the town's economy and employment base through agricultural, commercial, and industrial development activity.**

### **Objectives:**

1. Identify locations for future environmentally-friendly businesses and industries to locate within the town.
2. Provide the right of existing farms to expand their operations
3. Encourage development and redevelopment opportunities in Fairwater and Brandon to help foster community identity and to serve as a focal point for commercial development.
4. Add to the town's tax base through expansion of existing businesses and industries and attraction of new businesses and industries to locate in the town when it has been determined that the businesses and industries will provide desirable benefits to the town.
5. Encourage the utilization of government programs to aid in the retention of existing and attraction or promotion of new industrial or commercial activities.
6. Develop economic development partnerships with agencies, such as the Wisconsin Department of Commerce, and the East Central Regional Planning Commission.
7. Review the potential benefits to the Town of implementing Tax Increment Financing (TIF).



## **TRANSPORTATION**

**Goal: Provide a safe, efficient, and cost-effective transportation system for the movement of people and goods throughout the Town of Metomen.**

**Objectives:**

1. Anticipate and plan for improvements of the roadway system.
2. Monitor the residential, commercial, and industrial growth of the town to allow for the timely identification of future roadway needs, speed limits, and traffic calming opportunities.
3. Use Wisconsin's Pavement Surface Evaluation and Rating (PASER) system to evaluate the condition of the Town's roads.
4. Plan for the future construction of roadway improvements where needs have been identified.
5. Consider the need to develop an ordinance to specify speed and weight limits on Town roads
6. Maintain and foster communication with the Wisconsin Department of Transportation (WisDOT), Fond du Lac County Highway Department, and neighboring communities in order to coordinate future improvements.
7. Maximize safety at the town's road intersections.
8. Provide for adequate signage in order to increase safety on the existing road network within the town.
9. Review the Town's policies concerning maintenance of ditches along Town roadways.
10. Require developers to bear all of the cost for improvements to, and extensions of, the transportation network.
11. Plan for the location of future roads to ensure a connecting road system within the town.
12. Consider the impacts on the existing road network when reviewing zoning requests.
13. Encourage the development of alternative transportation facilities, such as foot trails and bikeways, along environmental corridors and rail corridors that have been abandoned.
14. Encourage the development of a multi-modal transportation system.
15. Consider developing a system of bicycle and pedestrian facilities in the town.
16. Seek federal and state grants to aid in the creation of the town's multi-modal transportation system.

## **UTILITIES and COMMUNITY FACILITIES**

**Goal: Promote a quality living environment through the timely provision of adequate and efficient utility, emergency, recreation, and other public facilities and services affecting the health, safety, and well-being of residents and businesses.**

**Objectives:**

1. Provide for adequate emergency services and other public and utility functions within the town.
2. Continue to maintain the excellent fire protection service within the town.
3. Continue to support the excellent school systems provided by the Ripon, Rosendale-Brandon, and Markesan School systems.



4. To the extent feasible, consolidate public buildings and community resources, such as a potential community center, the Town Hall, and recycling drop-off center.
5. Continue to maintain an adequate police presence within the town.
6. Plan for adequate community and recreational opportunities for all ages of town residents within the town.
7. The Town should seek state and federal grants for park acquisition and improvements if it has been determined that the Town should acquire acreage for a site, or if it needs to make park improvements.
8. Review the possibility of creating joint recreational opportunities or facilities with the Villages of Fairwater and Brandon.

### **INTERGOVERNMENTAL COOPERATION**

**Goal: To work with the surrounding communities, school districts, Fond du Lac County, and the State of Wisconsin to cooperatively plan, develop, and provide services to the town and region.**

#### **Objectives:**

1. Work cooperatively with other municipalities and governmental agencies.
2. Work with the surrounding communities to resolve boundary issues, coordinate municipal services, and address other issues of mutual concern.
3. Identify existing conflicts with the surrounding communities, and work with the communities to resolve these conflicts.
4. Work with the surrounding communities to ensure that development immediately outside of the Town limits is compatible with development within the town.
5. Review ways to limit the annexation of lands out of the town.
6. Provide outreach to town residents to keep them informed of what is happening in the town.

### **AGRICULTURAL, NATURAL, and CULTURAL RESOURCES**

**Goal: Capitalize on the amenities offered by the town's natural, cultural, and agricultural resources, and integrate these features into planning for future development to enhance the character of the Town of Metomen and protect the quality of life of its residents.**

#### **Objectives:**

1. Protect the farmers' right to farm.
2. Provide a balance between the land owners having the ability to sell land for development and the retention of the rural, small town country feeling of the town.
3. Encourage awareness that the Town of Metomen is an agricultural community.
4. Protect the quality of drinking water within the town.
5. Encourage the preservation of the natural features of the town, such as our fertile farm land, the woodlands, wetlands, and stream areas.
6. Protect the environment from objectionable and potentially unsafe land use practices.
7. Ensure that the environment is protected during the course of new development.
8. Assist in the preservation of historic buildings and sites within the town



## **LAND USE**

**Goal: To manage the future growth within the town so as to retain the rural, small town feeling while ensuring an orderly, compatible, balanced development that maintains or improves quality of life, maximizes the efficient provisions of services, and promotes integrated development.**

### **Objectives:**

1. Provide regulatory changes to protect rural character while allowing some development.
2. Concentrate residential growth within the least productive land in the town.
3. Provide proper locations for future land uses so as to avoid land use conflicts.
4. Identify and reserve appropriate areas for future industrial and commercial expansion, and seek ways to integrate these uses with nearby land uses.
5. Promote an adequate supply and mix of housing types for individuals of all income levels.
6. Continue enforcement of our Public Nuisance Ordinance that addresses issues like junk cars and building dilapidation.
7. Ensure adequate regulations for large-scale farms.
8. Develop and implement residential lot standards to preserve the town's rural nature.
9. Provide for a consistent application of the Town zoning regulations to protect land uses.
10. Ensure that new development does not have adverse impacts on the groundwater quality.

### **Visioning: Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis**

In April of 2006, the Town of Metomen sent a survey to each seasonal and permanent household in the town. The survey was designed to formulate a Vision for the town's future by presenting questions regarding development, protection of resources, satisfaction with local service, and demographic information. Respondents were asked to note their level of agreement with each given statement on the survey. The survey was intended to explore priorities to collectively arrive at the question, "What do you want your community to look like in twenty years." Survey questions, along with a response percentage table and a pie chart to graphically display the residents' responses are found in the Appendix.



## CHAPTER 2

### LAND USE

The purpose of the Plan's Land Use element is to compile and inventory the existing land use patterns and to recommend a direction for future development that are consistent with the desired character of the community.

#### Existing Land Use

See Map 1

In order to plan for future land use and development in Metomen, it is necessary to consider existing land uses and development trends. A land use inventory, which classifies different types of land use activities, is a good way of identifying current conditions. In addition, by comparing land use inventories of previous years, various trends can be identified that are helpful in establishing a plan for future land use.

**Table 2-1**  
**Existing Land Use**

Land Use	Acres	Percent
Single- and Two-Family Residential	229.83	1.04%
Farmstead Residential	109.99	0.50%
Multi-Family Residential	-	0.00%
Mobile Home Residential	-	0.00%
Commercial	8.68	0.04%
Industrial	42.26	0.19%
Utilities	5.68	0.03%
Government and Public or Private Educational and Institutional Facilities	7.21	0.03%
Transportation	692.80	3.12%
Agricultural Land/Pasture	17,044.68	76.77%
Planted Woodlands	57.18	0.26%
Parks & Recreational Facilities	2.68	0.01%
Open Water	111.33	0.50%
Other Open Land	3,889.10	17.52%
Total Land Area	22,201.42	100.0%

Source: East Central Wisconsin Regional Planning Commission

#### Agriculture

More than three-quarters of the land in Metomen is being used for agriculture. Nonetheless, it must be acknowledged that over time some of the current agricultural land will transition to more intense land uses, primarily residential. In addition current farmland close to the Villages of Brandon and Fairwater may be absorbed through annexation.



# Town of Metomen Existing Land Use Map



## Legend

### Land Use Categories

- Farmsteads
- Residential
- Mobile Homes
- Multi-Family
- Commercial
- Industrial
- Utilities/Communications
- Public/Government
- Recreational Facilities
- Rail Transportation
- Agriculture
- Open Land
- Water Features

- Corporate Limits

### Coverages

- Wetlands <2 acres
- Wetlands
- Woodlands

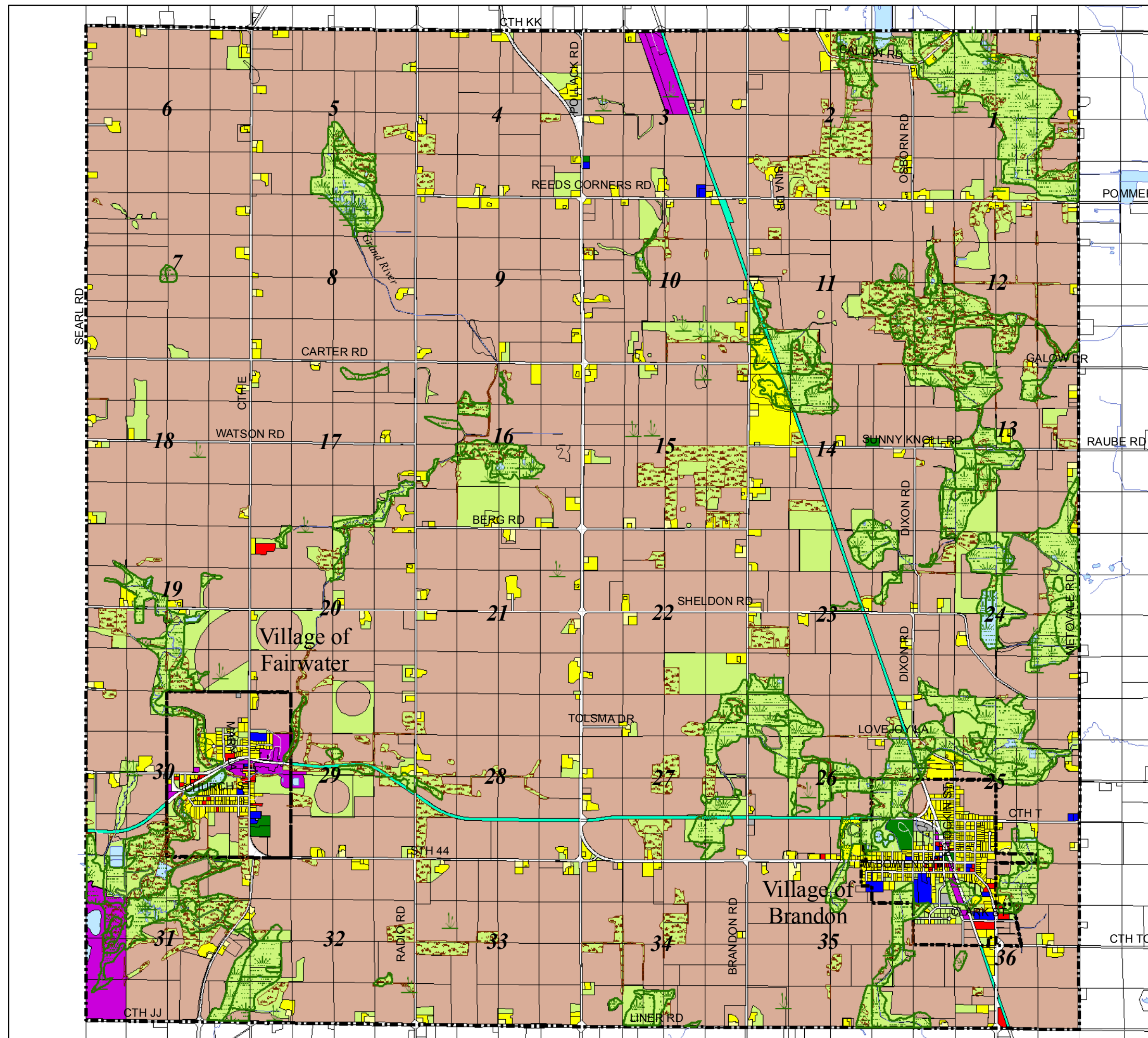
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The base map was created with data from Fond du Lac County Planning Department and the 2000 Existing Land Use Map was created by East Central Wisconsin Regional Planning Commission. Neither entity assumes any liability regarding fitness of use of the information and any application by others, is the responsibility of the user.

## Martenson & Eisele, Inc.

1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

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## **Back of Existing Land Use Map**



## Residential Land Use

At 340 acres, farmsteads and non-farm residential land use is the dominant category of the *developed* land uses, but they still represent only about 1.5% of the land area. According to the Town of Metomen building permits files, 56 single-family homes were constructed between 1997 and 2006. Half of those were issued in 2001.

**Table 2-2**  
**Building Permits Issued**

Type of Permit	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Total
Single-Family Construction	2	9	2	1	28	3	3	2	5	1	56
Two- to Four-Family Construction											0
Multi-Family Construction			2								2
Commercial Construction	1	1			5					3	10
Industrial Construction											0
<b>Total</b>	<b>3</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>33</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>68</b>

Source: Town of Metomen

The presence of reasonably affordable developable land, and the desire for larger country lots, has contributed to residential growth in the town.

The Village of Fairwater has had a new subdivision within the past ten years. This subdivision is served by public sewer and water services. Some of new residences around the Village of Brandon have occurred in the town. Single-family homes are scattered in the southeast part of the town, but without any real pattern, and are located on existing local roads.

The residential uses in the town are single-family residences. There are no multi-family housing units in the town.

## Commercial Land Uses

Commercial land uses occupy less than nine acres. There are three commercially zoned sites in the town. One is Badger Mining in Section 31, a silica sand mining operation. The second is in Section 23, the old dump site for the Town and the Village of Brandon. The third is in Section 3, which is the site of Golden Grain, a grain storage facility that has rail access. There are also two operating quarries operating in the town.

## Industrial Land Uses

Industrial use covers about 42 acres. Only one site is zoned industrial. Agriland Co-op and Olsens operates a fertilizer and chemical plant in Section 3.

## Outdoor Recreation Uses

Parks and recreation facilities account for only 2.7 acres. The town has no parks or public trails. The Wisconsin Department of Natural Resources (DNR), however, owns 393.9 acres of land within the town. This land is primarily hunting and hiking land.



## **Natural Areas**

The DNR land, along with large wetlands and scattered natural areas comprise the only other significant land use in the town, Other Open Land. Almost 3,900 acres, or more than seventeen percent of the town, falls in this category.

The scattered natural areas include wooded areas associated with drainage course and wetlands located throughout the town. There are several large blocks of woods located in the southeast end of the town. Undeveloped land, including marsh and grasslands, is the largest portion of the natural areas in the town.

The beginning of the Grand River and the west branch of the Rock River are located in the town. The wetland on the north east corner of the town is the start of Silver Creek, which flows though the Town of Ripon.

## **Land Use Trend Analysis**

### **Supply and Demand**

Due to rural nature of the town, much of the good agriculture land is in high demand for farming purposes. Poorer quality land is in demand for development. This land is often very hilly or associated with undeveloped land.

### **Land Prices**

The average selling price for a vacant parcel in the Town of Metomen has been increasing at a rate similar to the state average of 12% per year. The selling price for farm land topped \$4,700 per acre in the area in 2005. Buying smaller acres for building purposes will cost considerably more - in the range of \$20,000 to \$40,000 for a two-acre parcel. This compares to the assessed value of farmland in the Town of \$150 per acre. The average price of existing homes in Metomen are discussed further in the Housing Element (Chapter 5).

## **Opportunities for Redevelopment**

Due to the rural nature of the town, there are limited opportunities for redevelopment in most of the town. The greatest opportunities for potential redevelopment in the town are in the areas around the Villages of Brandon and Fairwater. There is also potential in the southeast corner of the town, along Metovale, Dixon, and Sunny Knoll Roads. The land use pattern of the town includes scattered farm-family business structures located amongst residences.

### **Existing and Potential Land Use Conflicts**

As the Town of Metomen continues to grow, new residents will encounter active farming operations. It is important the new residents in these areas are made aware of the active farms, and the sights, smells, and other activities that characterize farming operations. Every effort should be made to ensure that the existing farming operations are not negatively impacted by development.



## Land Use Projections

**Table 2-3**  
**Residential Land Use Projections**

Years	Projected Population	Percent Change	Projected Household	Projected Persons/Hshl	Households per Acre	Addition al Acres	Total Acres
2007*	716		248	2.88	0.44		563
2010	718	0.3%	252	2.85	0.44	8	571
2015	723	0.7%	258	2.80	0.44	14	585
2020	727	0.6%	262	2.77	0.44	9	594
2025	728	0.1%	264	2.76	0.44	5	598
2007 - 2025	+12	+1.7%	+16	-4.3%		35	

Source: US Census, WDOA

\*Estimate

### Residential

Table 2-3 shows the residential land projections for the Town of Metomen. They are based on population and household projections of the Wisconsin Department of Administration. “Households per Acre” is a calculation of the ratio of households to residential acreage in 2000. That ratio is then used in future years to project residential land area requirements.

It is projected that the Town of Metomen will need an additional 35 acres for residential development by 2025.

### Commercial and Industrial

A ratio of a community’s population to the number of acres currently being used for commercial activities is a way to project how many additional acres of land will be needed. The Town of Metomen had an estimated population of 718 in 2007. There were 168 acres of commercial land. The resulting ratio of 0.23 acres per person can be used to calculate the amount of commercial land needed in the future. Based on this ratio and the difference in 2007 and 2025 populations from Table 2-3, about 1.8 more acres of commercial land will be required in 2025 than there is now. Using the same methodology, about 1.3 more acres of industrial land will be needed in 2025.

If the town’s future population increases beyond the 2025 population projections additional land will be needed for development, and, conversely, if the population is less than what is projected, less additional land will be needed. In addition, if policies are adopted whereby rural lots decrease in size or if more development occurs in Fairwater and Brandon than has in the past, a lesser amount of residential acreage will be needed.

## Land Use Recommendations

The proposed land use for the Town of Metomen is shown on Map 2, and includes categories for a number of different land uses. While the map indicates specific and potential general locations



for future land uses, in some cases the future use of a property may be limited because of limitations posed on the property by environmental regulations and requirements. For example, while a property may be shown for commercial use, or may even be zoned for commercial use, if the property contains wetlands, actual use of the property will be limited to the area that is not a wetland due to environmental regulations.

In reviewing the future land use map and understanding that while some areas have a proposed future land use that is different from the existing land use or from the existing zoning (see Map 3 in Appendix), it does not mean that existing use of the property cannot continue. The property can continue to be used for any use allowed under the present zoning of the property. This can continue as long as the landowner or subsequent landowner wants to continue with the existing land use. It also does not mean that the Town will be rezoning the land to a zoning category that is consistent with the proposed future use shown on the future land use map. It simply means that if the owner of a property ever wants to change zoning from the existing zoning on the property to another zoning classification, the land use map should be used to determine what zoning classification the land should be rezoned to. If a property owner wishes to rezone property to a use other than what the future land use map recommends and the Town is satisfied with the proposed rezoning, the Town must first amend the comprehensive plan (because it is adopted as an ordinance) to make the proposed use consistent with the comprehensive plan, and then change the zoning on the property. The future land use map does not and cannot change the existing use of a property.

### **Rural Residential**

In reviewing the top-rated issues that came out of the Town visioning session, three of the objectives involved trying to control growth in the productive farm land areas. Long discussions were held and many different options were reviewed regarding how to handle future residential development while allowing property owners the opportunity to divide land if they choose to do so.

The Town determined that the best way to allow some development while trying to maintain the rural feel of the town was to continue having only one rural residential zone, but change the minimum lot size required to build a house within the zone from the present unspecified size to a 2-acre minimum requirement. Three hundred feet of road frontage per lot is the minimum frontage that would be allowed.

The Town has identified areas in the town Rural Residential where residential development can occur (see Map 2). These areas would be rezoned Residential as development occurs. This will avoid the potential of illegal spot zoning. The Town will retain the Exclusive Agricultural Zoning classification within its Zoning Ordinance, which requires a minimum of 35 acres of land to build a new home. Any landowner with land that is presently zoned Exclusive Agriculture will be able to maintain the zoning status as long as the landowners want to continue under this zoning classification. The purpose behind requiring a minimum lot size of two acres for a new house in the areas shown as Rural Residential is to help retain the rural feel for this area of the town. It is the feeling of the Town that a larger lot size will spread out development, give people more “elbow room,” and not lead to overly dense residential development in these portions of the town.



# Town of Metomen Land Use Plan



## Legend

### Land Use Categories

- Farmsteads
- Residential
- Transitional Residential
- Commercial
- Agricultural Enterprise
- Industrial
- Utilities/Communications
- Public/Government
- Recreational Facilities
- Rail Transportation
- Agriculture
- Open Other Land
- Water Features
- Corporate Limits
- Future Trail  
(if Railroad is abandon)

### Coverages

- Wetlands <2 acres
- Wetlands
- Woodlands

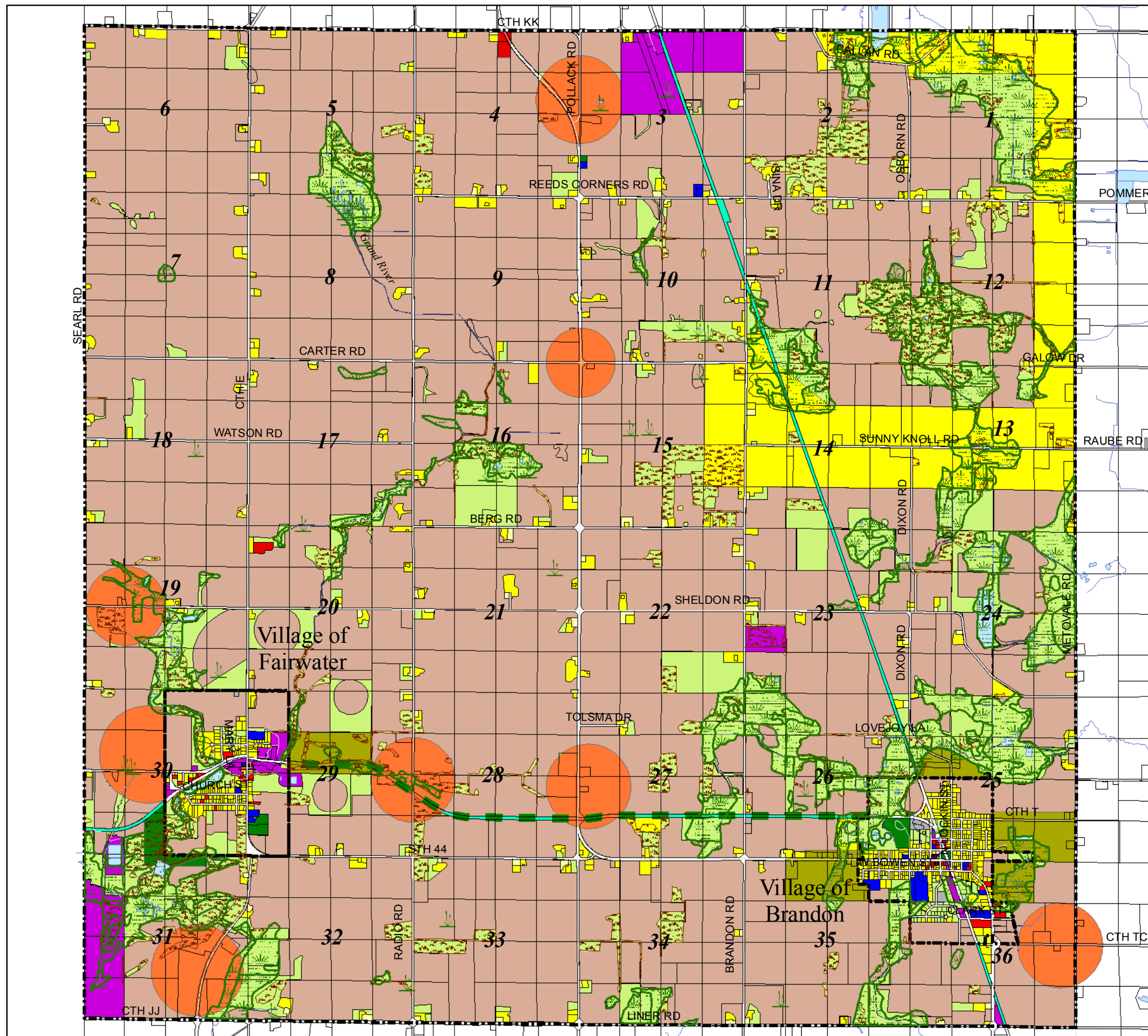
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## Martenson & Eisele, Inc.

1377 Midway Road  
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www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

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## Back of Land Use Plan



Existing Residential zoned parcels are located around the town. Because the existing Residential zoned areas were pre-established and the existing lots of record within the town are of various sizes, they are grandfathered in and would not be subject to the 2-acre minimum lot size change recommended for the Agriculture Residential zoning classification.

### **Transitional Residential**

The Transitional Residential area (see Map 2) located around the Villages of Brandon and Fairwater, and is recommended to have a 1-acre minimum lot size with a frontage requirement of 100 feet minimum and 150 feet maximum. It is recognized that natural physical conditions, such as wetlands, streams, and ravines, may create the need for lots to have frontages and widths that exceed the recommended 150 feet maximum. These situations should be reviewed on a case-by-case basis, and variances granted where the natural conditions of an area create the need for additional frontage and width. Lands within the Transitional Residential future land use category are viewed as areas that may have public sanitary sewer and water service extended to them sometime in the future. The idea behind this recommendation is to not have large lots developed with long street frontages that would pose problems and cost homeowners extra money if public sanitary sewer and water service were extended into these areas. The cost to extend sanitary sewer and water lines is determined by the amount of lineal feet required to service an area. The wider a lot fronting on a street is the costlier it is to service the area with sewer and water service. It also means that the individual lot owner will likely be assessed more to pay for the sewer and water service because the property owner is generally assessed based on how much lineal footage there is at the street.

The Transitional Residential area extends outward from the sanitary districts and may expand over time, depending on how much future development occurs in the sanitary districts. The Town should review the areas annually to see if they should be expanded. It is recommended that the Town do its best to inform individuals contemplating building in these areas of the possibility that public sewer and water service may be extended into these areas in the future, and people living in these areas will have to connect to these public services if extension of such services occurs. The Town should require surveyors to include a note on proposed Certified Survey Maps and subdivision plats that are located in these areas indicating that public sanitary sewer and water service may be extended to the area in the future and homeowners will be required to hook up to these public services if such extensions occur. The Town should also advise builders who apply for building permits in these areas that extension of these services may occur.

Lands located within or adjacent to the sanitary districts that are occupied by or recommended to be occupied by residential use are shown on the future land use map as the Residential land use category. These areas are located where public sanitary sewer service is occurring or recommended to occur in the future, and low density residential use serviced by public sanitary sewer service is the recommended land use for the area. It is anticipated that some residential development outside of the sanitary district in Fairwater and Brandon may occur in these areas utilizing onsite sanitary systems. If this does occur, it is recommended that these areas be zoned Transitional Residential until public sewer and water service is extended into the area.

Some of the areas shown as a Residential category in Brandon and Fairwater are currently provided with public sewer and water service and zoned to allow for smaller lot sizes commonly



created when such municipal services are provided. Other areas are located outside of areas where such services are provided and outside of the existing sewer service area line. The sewer service area line in Brandon and Fairwater located on the future land use map identifies for existing and prospective property owners areas in which public sanitary sewer and water service can be extended by the sanitary district. It also gives property owners an idea about how soon an area currently not in the sewer service area may be added to the sewer service area and, subsequently, to be able to be developed utilizing sanitary sewer and water service.

In order to maximize investment by being able to develop and sell more lots when provided by sewer and water service, owners of property in close proximity to the sewer service area line may want to consider the advantages of holding off the development of their property utilizing onsite sanitary systems until sanitary sewer service is extended into the area.

It is envisioned that most of the area of the town located outside of the sanitary districts will continue to be zoned Exclusive Agriculture, and agricultural use will continue to be the predominate use in these areas. Designation of the two different residential categories (Agriculture Residential and Transitional Residential) means that lands proposed to be rezoned out of Exclusive Agriculture should follow the recommendations of the Comprehensive Plan in regards to what residential zoning classification the land should be rezoned into.

Multi-family units should not necessarily be confined to a specific area, but would best be served in Brandon and Fairwater where sanitary sewer and water service is available. Uses of this type could be placed next to commercial or industrial establishments in Brandon and Fairwater to act as a transition between such uses and other residential types. Multi-family development should offer a variation among buildings through a combination of design features, façade treatments, roof forms, and building orientation, and should not be a monotonous sameness of buildings. It should reflect as much as possible the characteristics and features generally associated with single-family homes. These include front doors facing the streets and sidewalks, garage space, and private outdoor areas or green space on the grounds.

Duplexes should only be located within residential areas served by public sanitary sewer service, and should be located on scattered lots rather than grouped together to avoid creating an area of only duplexes. Corner lots often provide good sites for duplexes. Future duplex lots are best located within subdivisions prior to the approval of the subdivision by the Town. Designating duplex lots during the pre-subdivision approval process effectively identifies where such uses may be constructed, and prospective lot buyers can take this into consideration when deciding whether or not to purchase a lot in the subdivision.

### **Retail**

A retail district should be established at the intersection of STH 49 and CTH “KK”.

### **Commercial**

Commercial uses are best situated at major intersections in nodes rather than in strips along the entire length of a road or highway. These uses should serve the local residents and farmers. The most attractive area of the town for future commercial development is along CTH “KK” and Brandon Road. This would allow for road access, and would avoid spot zoning by adding to the



existing commercially/industrial zoned property. This area also provides easy access to STH 44/49 and STH 23. Commercial/industrial expansion of Badger Mining will depend on the growth of the company, but additional land needs should be considered.

Commercial business that would require public sanitary sewer and water service should be encouraged to consider the area on the southwest side of Brandon, where an industrial park has room for expansion. This would mean that the Town and the Village of Brandon would need to work together to get these municipal services extended in the town. There is a concern that this area may be annexed to the village. Commercial development along this corridor should be done carefully, with concern given to adjoining lands to the south and east. Architectural controls and landscaping requirements can help mitigate any adverse impact on adjacent properties. Some of these sites show up on the future land use maps as being candidates for either business or industrial use. Once the zoning trend has been set for these multi-use sites by the initial type of rezoning, any future rezoning of the site should follow the same zoning classification as the initial rezoning.

Existing commercial uses that are scattered throughout the town should be encouraged to remain in business by allowing for the expansion of these operations if they do not negatively impact existing residents or farming operations.

### **Industrial**

The few scattered industrial uses in the town should be encouraged to remain in order to continue to provide service to the town's residents. Over the course of the plan, there may be a need for additional small-scale industrial uses. These uses should be encouraged to locate near existing industrial uses and on county trunk highways in nodes, rather than strips along the highway, to better handle the increased truck and automobile traffic associated with industrial use, and to not interfere with existing agricultural or residential uses. Any location of future industrial use must be done carefully when located in the vicinity of existing residential uses. Vegetative buffering around industrial properties should occur when they are located adjacent to residentially zoned properties. Two potential locations show up on the future map for future industrial/ business use. Either use could be appropriate in these locations.

### **Agriculture**

Agriculture will continue to be the dominant land use within Metomen over the 20-year timeline of this plan. There are a number of large and small active farms located within the town. The Town should continue to work with these landowners to ensure that any future Town development policies do not interfere with the continuing operation of the farms. Exclusive Agricultural zoning is recommended to continue, and agriculture should continue to be the predominant land use activity on the town. To this end, development activities should be limited within the agricultural areas of the town to the activities and recommendations detailed in the plan. The existing agricultural areas will likely remain in agriculture for the foreseeable future, and will continue to be use for agricultural use as long as the property owner wants the use to continue. The map simply recommends future use of the properties other than agriculture in the event that the landowner wants to change the use of the property. As previously mentioned, agricultural use will continue to be the dominant land use in the town.



When faced with landowner requests to rezone property from Exclusive Agriculture into some other zoning, such as residential, it has been the Town's policy to rezone only the amount of property required for the amount of land divisions proposed to be created, which in many cases does not constitute the entire parcel of property. The remaining parcel must not be less than 35 acres or the remaining property must also be rezoned. A nonconforming parcel can cause potential problems for future owners of such property since it is often not understood that residential buildings cannot occur on such a parcel. For this reason, no nonconforming parcels should be created.

### **Villages of Brandon and Fairwater**

The two villages are considered the social and cultural hub of Metomen. Located in the villages are banks, post office, fire stations, a few restaurants and taverns, three feed mills, a lumber company, auto dealership, a meat market, canning factory and other business. Development within the villages is provided with public sewer and water service.

Fairwater and Brandon are expected to continue to serve the existing needs of the community through the businesses and services that are already located there. New businesses or services, and residential development looking to develop in Metomen, should be strongly encouraged to locate in the villages. The villages are envisioned to be the focal point for the Town of Metomen with a mixture of residential, commercial, recreational, and institutional uses. It is the densest development area in the town and will experience additional development in the future. For that reason it is important for the Town to ensure additional development in the area is designed and developed in conjunction with other land uses in a manner that will provide the existing and future residents of the area a quality living environment.

Future residential development in the town should be based upon the concept of neighborhoods. A neighborhood should be more than just a housing development by itself. It should include recreational uses; institutional uses, such as churches or schools; and neighborhood commercial uses, which provide goods and services geared primarily for the surrounding residents. This plan encourages that future residential subdivision development is placed in neighborhoods. The size of a development should be designed to create neighborhoods large enough to support services and amenities that meet some of the needs of daily life, but small enough to be defined by pedestrian comfort and interest.

The recommendations for future land use within the town area emphasize characteristics that can help make a neighborhood livable and diverse. In addition to the concepts discussed in this chapter, the review of future development proposals should consider these broad characteristics:

**Livable**, meaning that a neighborhood is safe with a focused center and easy access by various means of travel to schools, shopping, and services that meet many of the needs of its residents.

**Diverse**, meaning that a variety of buildings, spaces, and activities are included, and are designed and operated in harmony with the residential character of the neighborhood without disruption from highly contrasting buildings or activities.



New development in the town should preferably be grouped around public spaces, parks and outdoor spaces, and other shared facilities.

If through the course of the timeline of this plan it becomes necessary to add additional commercial areas around the villages, nodes of commercial activity or neighborhood centers could be situated at the edges of the residential neighborhoods, such as at the intersection of major roads. These neighborhood centers would be an alternative to the linear commercial strip development that often occurs along major roads and is not pedestrian- or bicycle-friendly. The proposed nodes of neighborhood commercial activity should be relatively small, and could contain a mixture of retail, service, and institutional uses geared to serving the immediate area rather than the entire community or region. In this manner, many of the goods and services that residents rely on would be within walking distance. The neighborhood center would also tie together the residential neighborhoods adjoining them.

### **Traffic Calming**

For a road network to provide a desirable residential environment, it must be designed to discourage excessive speeding and cut-through traffic.

### **Pedestrian Network**

Ideally, neighborhoods should have a connecting network of sidewalks, walkways, and bike paths leading to parks and open spaces, schools, shopping and service activities, and other public and quasi-public spaces. Pedestrian connections are a great benefit to neighborhoods and should be given greater consideration in new developments. This and other multi-modal transportation concepts are addressed in greater detail in Chapter 3 of the plan.

### **Neighborhood Connectivity**

Greater connectivity between and within neighborhoods is recommended. The design of future residential developments should take into consideration pedestrian and bicycle movements, in addition to providing convenient access for automobiles. There should be more emphasis on walkways, trails, and bike paths leading to the various public spaces, business areas, and residential neighborhoods. Neighborhoods and subdivisions should have many ways to get into and through them by driving, walking, and bicycling. Streets/roads should knit neighborhoods and developments together rather than form barriers. The intent is for residential development to form neighborhoods that evolve to be part of the broader community, avoiding “islands” of separate subdivisions or freestanding individual complexes attached to the rest of the community strictly by one to two entrances for auto traffic.

### **Design Issues**

The Town should encourage elements such as roadscapeing, flags, banners, seasonal decorations, and signage controls to aesthetically integrate individual land use areas. It is recommended that the Town concern itself with the design of the main entrance corridors in the town along STH 44/49 on the north and south borders of the town. These entrances help to establish the overall character of Metomen to make it as attractive as possible.



Road trees have an extremely positive visual impact on the roadscape. As trees planted along the edge of roads mature, they can often become the defining element of a neighborhood and can add quality to the neighborhood. Existing trees should be incorporated into the design of residential development within the town, and new trees should be planted within new subdivisions.

### **Redevelopment Opportunities**

Due to the rural and scattered development pattern of the town, redevelopment opportunities are very limited. The Town has been working to encourage the removal of buildings that are falling down or are abandoned and in disrepair. The older farm home sites are the best candidates for reconstruction. The market value of these rebuilt homes is encouraging this activity.

### **Natural Areas and Recreation**

The Town does not currently provide any parks or organized recreational opportunities for its residents. There are village parks in Brandon and Fairwater. Similar to many rural communities, Metomen historically has not seen a large demand from its citizens to provide Town-owned park and recreation facilities. An increase in the population of the town will likely result, however, in an increase in the demand for parks, open spaces, and outdoor recreation opportunities. Acquisition and development of park and recreation facilities require the expenditure of funds. The Town will need to prioritize the implementation of the recommendations based on need and amount of development occurring in specific areas of the town. Development will spur the need to develop recreational areas and can also preclude areas from being acquired or preserved due to the development occurring.

The Town should consider developing a historical community park on the southwest side of Fairwater, at the site of the “world’s largest water wheel.” This could be developed in conjunction with the Village of Fairwater. State and federal funds might be available to assist in the restoration and development of a park that could include vendors of food and local home crafts.

The Town should also consider the development of an ATV trail that would connect Fairwater to Brandon. There is currently a series of snowmobile trails in our area. Due to the lack of snow the last few years, the use of snowmobiles and the number of snowmobiles has declined, while during the same period, the number of ATV has increased, to the point that there is now more ATVs than snowmobiles. ATV owners have no place to ride if they don’t own their own land. Development of a trail would involve the Town purchasing easements from land owners. This trail would have to be routed so to not bother local residents nor damage agricultural crops. The trail would increase patronage at the village’s businesses, and a user fee could be charged for the use of the trail. The trail could, through demand, be extended to include other communities. The Sparta bike trail has been a boom to all the communities along the trail. An ATV could do the same thing for our community.

The Town should consider adding a meeting room to its existing building. This space could be used by residents for private meeting or parties, while allowing ample room for town activities such as meetings and elections. The remaining property around the Town Hall should be developed into a park setting by providing a shelter house, picnic tables, and a tennis/basketball court. Trees and shrubs should be planted to enhance the beauty of the Town Hall.



## Summary of Land Use Recommendations

The Villages of Fairwater and Brandon are envisioned to be the cultural and social hub of the Town of Metomen, with residential activity and some mixing in of local commercial, recreational, and institutional uses. The following is a summary of some of the recommendations contained in this chapter.

1. Future residential development around Fairwater and Brandon should be based on the concept of neighborhoods with varying housing types, neighborhood commercial uses, parks, and institutional uses.
2. Continue to provide for the inclusion of various types of housing options in the town while keeping abreast of future demographic and home-buying trends resulting from an aging population and new residents entering the town.
3. Follow the future land use recommendations shown on the Future Land Use Map when considering future rezoning requests.
4. Modify the Rural Residential zoning classification in the Town Zoning Ordinance to include a requirement that the minimum lot frontage on a road is not less than 300 feet. A minimum of two acres would be the required lot size.
5. Amend the Residential zoning classification within the Town Zoning Ordinance to require a minimum lot size of two acres.
6. Update the Town Zoning Map and change it to a digital format to increase the accuracy to the map and make it into a product that can be updated quickly and more accurately than the present zoning map.
7. Consider developing a historical park that provide for active and passive recreation opportunities and a place for community-wide picnics or festivals.
8. Integrate natural features and recreational uses, such as parks, trails, bike paths, and green space, into new developments.
9. Explore the possibility of developing an ATV trail, and consider including a bike trail.
10. Plan for the addition of a meeting room to the Town Hall, and develop the remaining Town property into a park/rest area.
11. Require surveyors to include a note on proposed Certified Survey Maps and subdivision plats that are located adjacent to the sanitary district in the Villages of Fairwater and Brandon indicating that public sanitary sewer and water service may be extended to the area in the future and homeowners will be required to hook up to these public service if such extensions occur.
12. Require surveyors to include a note on proposed Certified Survey Maps and subdivision plats within the town indicating that Wisconsin is a right-to-farm state and that homeowners should expect impacts from normal farm operations.



## CHAPTER 3

# TRANSPORTATION

This section of the plan discusses the existing transportation system and recommends methods of creating a multi-modal transportation system in the town.

### Existing Transportation System

See Map 4 in Appendix

#### Streets and Highways

Metomen currently contains many town roads, three county roads, and two state highways (STH 49/44). These roads and highways are currently the primary means of reaching destinations in the town.

#### Functional Classification System

A component of a street and highway system is the functional classification network. This network is typically based on traffic volumes, land uses, road spacing, and system continuity.

The four general functional classifications are freeways, arterials, collectors, and local streets. These classifications are summarized below.

- *Freeways:* Freeways are fully controlled access highways that do not have at-grade intersections or driveway connections. USH 41 is a local example of a freeway.
- *Arterials:* Principal and minor arterials accommodate long-distance vehicle trips between activity centers. These facilities are designed to provide a very high amount of mobility and very little access.
- *Collectors:* Collectors link local streets with the arterial street system. These facilities collect traffic in local areas, serve as local through routes, and directly serve abutting land uses.
- *Local:* Local roads and streets are used for short trips. Their primary function is to provide access to abutting land uses, and traffic volumes and speeds are relatively low.

Traffic congestion is not currently a problem in Metomen. Map 4 shows the town's existing functional classification system.

#### Pedestrian and Bicycle Facilities

Metomen's existing transportation system is largely comprised of town roads and county highways. Very few highways or roads currently have sidewalks, and bicycle facilities do not exist on or along any roads in the town.

#### Rail Transportation

Metomen currently has one active rail line in the east half of the town. Traffic is moderate at this time. Its use, however, has increased dramatically due to the ethanol plant in Oshkosh. This line



also serves feed mills in Brandon, a lumber company in Fairwater, Badger Mining, and the industrial area located along CTH “KK”.

### **Truck Transportation**

Various businesses, industries, and farms within the town rely on trucks to haul goods. There are several trucking businesses located within the town. Truck trips typically occur on county or state highways, but trucks occasionally need to travel on town roads to reach their destinations.

### **Future Transportation Systems**

Metomen’s land use pattern and transportation system are currently heavily oriented toward motorized vehicles. This section of the transportation plan identifies the major aspects of Metomen’s transportation system, and recommends methods of developing them over the next twenty years to create a safe and efficient transportation system. This section also discusses the land use patterns that will need to be developed during this period to create this system.

### **Transportation Recommendations, Programs, and Policies**

#### **Streets and Highways**

To enable people to safely and efficiently navigate the town’s streets and highways with and without personal vehicles, the Town needs to:

- Minimize barriers to pedestrian and bicycle travel.
- Encourage people to drive at appropriate speeds.
- Improve accessibility and safety at intersections and other potential conflict points.

#### **Official Mapping and Area Development Plans**

##### *Official Mapping*

One of the tools available to communities to help them create efficient roads systems is the state’s Official Mapping statute (62.23(6)). This statute grants communities the power to identify the locations of their future roads.

It is the responsibility of the Town of Metomen Plan Commission to identify the need for future roads and to require the identification of roads prior to approving development proposals. This road planning may be done by the Town or required of developers as part of their developmental responsibility. To add roads to an Official Map, the process identified in the state statutes must be followed and the modifications to the Official Map must be approved by the Town Board.

##### *Area Development Plans*

Area Development Plans (ADPs) are small versions of Official Maps. ADPs are done for specific areas of a community and are often used to ensure adequate access to land next to proposed subdivisions. ADPs are also often required to show how planned roads in the proposed subdivision will connect to a community’s existing roads.



**Develop a Speed Limit Ordinance**

According to the Wisconsin Statutes, local authorities are allowed to establish speed limits for any road under their jurisdiction if they determine that the speed of vehicles on any part of a road is inappropriate. The Town should study its roads to determine the appropriate speed limit for each road based on the standards in the Statutes. Once this study is completed, the Town should establish the speed limits by adopting an ordinance for each Town road and posting signs at appropriate locations. The Town, however, should also use design techniques to encourage people to drive at appropriate speeds.

**Maintain and Foster Communication with WisDOT, Fond du Lac County, and Neighboring Communities in Order to Coordinate Future Transportation Projects and Policies.**

For the Town of Metomen to plan effectively and successfully in the future, the Town should communicate and coordinate transportation projects and policies with Fond du Lac County, the Villages of Fairwater and Brandon, adjoining towns, and other governmental entities. The Town has agreements with all adjacent municipalities regarding maintenance of shared border roads. Generally, each municipality takes care of a specific segment of a border road based on prior agreements between municipalities. The municipalities communicate regarding the need for and the timing of specific road maintenance needs.

**Pedestrian and Bicycle Facilities**

Metomen currently lacks facilities that accommodate walking and bicycling. To create destinations that can be reached on foot or bicycle, the Town needs to:

- Develop land use patterns in Metomen that enable and encourage walking and bicycling.
- Create a safe, continuous pedestrian and bicycling system throughout the town.

Methods of achieving these aims are addressed in the following section.

**Developing a Pedestrian Walkway System**

- Install walking paths along new roads. The Town should encourage developers to install walking paths along new roads within new developments in the town.
- Develop a pedestrian and bicycle trail system throughout the town. The Town should investigate the possibility of developing an off-road pedestrian/bicycle/ATV trail system by purchasing land, placing trails within the many environmental corridors in the town, cooperating with area utility companies to utilize utility easements, and requiring developers to dedicate land for trails before approving subdivisions or other development proposals.

**Working with the Fond du Lac County and WisDOT to Pave the County and State Highway Shoulders.**

The Town should work with Fond du Lac County, recommending the paving the shoulder of CTH “E” over the next twenty years. In addition to providing a place for residents to bicycle and walk, paving the shoulders will provide a place for motorists to park and swerve during emergencies. It will also minimize shoulder maintenance costs.

As STH 44/49 between Brandon and Fairwater is rebuilt over the next twenty years, a paved shoulder would encourage the use by pedestrians and bicyclists. This enhanced mobility and



choice of viable transportation modes will also help to attract new residents of all ages to the town, improve access to town businesses, and allow the town's existing and future street system to handle traffic efficiently.

### **Rail Transportation**

Metomen contains one freight rail line that currently serves many destinations in the town, and rail-oriented industries are recommended to develop in the north-central area along CTH "KK".

### **Truck Transportation**

The town has a formal system of truck routes, and has marked roads where trucks are prohibited (see Map 4). The truck routes are designed to minimize impacts on residential areas and inform truck drivers of the most efficient routes into and out of the town.

### **Funding to Help Develop the Town's Transportation System**

To help the Town fund the development of its multi-modal transportation system, it should apply for transportation grants from various sources over the next several years. Some examples of these programs are identified in this section, and a more comprehensive listing is included in the plan's Implementation chapter.

### **SMIP and Stewardship Programs**

The Town should consider applying for Statewide Multi-Modal Improvements Program (SMIP) or Stewardship Program funds for the development of bicycle- and pedestrian-related projects. Information about the SMIP can be obtained from the Fond du Lac County Planning Department or WisDOT, and the Town can contact the Wisconsin Department of Natural Resources for information about the Stewardship Program.

### **Statewide Enhancement Program**

WisDOT offers enhancement funds for transportation-related projects that are within the rights-of-way of highways controlled by the State. These funds could be used to implement enhancement projects on and along STH 44/49.

### **Hazard Elimination and Safety (HES) Program**

The Town should apply for grants from the Hazard Elimination and Safety (HES) Program administered by WisDOT to correct existing or potential transportation safety problems. Other grant programs through WisDOT's Bureau Of Transportation Safety should also be investigated by the Town to address safety issues.

The Town should also investigate other grant opportunities as they arise in the future.

### **Consistency with State and Regional Transportation Plans**

Many of the recommendations in this plan are designed to increase the number of people using these transportation modes, and to ensure that walkers and bikers are able to travel safely throughout the area.



## **State and Regional Highway Plans**

Several aspects of the state and regional highway system in this area are addressed throughout the chapter.

## **Summary of Recommendations**

This chapter recommends the following policies:

### **Roads and Highways**

1. The Town road policies and requirements should be reviewed and, if necessary, amended to establish right-of-way width standards that do not require the acquisition of more right-of-way.
2. The Town should adopt an Official Map by following the process identified in Wisconsin statutes. The Official Map should include the town's existing roads and the planned roads identified on Map 4.
3. The Town should require that area development plans be prepared when future roads are proposed so the community will be informed of where the new roads will connect to existing roads.
4. The Town should identify existing 'T' intersections where road extensions could occur in the future, and show the potential extensions on its Official Map. This will enable the Town to deny development proposals in the extension areas and preserve the land in case the extensions are necessary in the future.
5. The Town should establish minimum and maximum road width standards, and include bike/pedestrian paths and connector routes.

### **Pedestrian and Bicycle Facilities**

1. The Town should work with the State to develop a trail between the Villages of Fairwater and Brandon along STH 44/49, and connect the rural residential area to Brandon.

### **Recreational Opportunities**

1. The Town should establish an ATV trail between the Villages of Brandon and Fairwater, with future development into other towns and villages (Little Green Lake) if possible.

### **Rail Transportation**

1. The town is fortunate to have an active rail line that runs north and south from Brandon through Ripon. The Town should develop its industrial park along this line.

### **Truck Transportation**

1. The Town should establish truck routes through the town and mark those roads as such.

### **Funding to Help Develop the Town's Transportation System**

1. To help the Town fund the development of its multi-modal transportation system, it should apply for transportation grants from various sources over the next several years.



## CHAPTER 4

### ECONOMIC DEVELOPMENT

Because economic strength is critical to the vitality of a community, local governments play an increasingly critical role in promoting private sector economic development. Economic development is the process by which a community organizes and applies its energies to the task of creating the type of business climate that will foster the retention and expansion of existing businesses, attract new businesses, and develop new business ventures.

Success in economic development today requires a significant change in how economic development is done. It is important to think more broadly than was done in the past when it was believed that it was most important to attract factories and companies and when economic development was all about being the cheapest place to do business. Today, it is realized that physical and cultural amenities are critical to attracting new businesses and retaining existing businesses, and attracting and retaining people to fill positions within the businesses. A successful economy involves partnerships among government, businesses, and nonprofit organizations.

Because of the rural nature of the Town of Metomen, much of the economic development in the town centers on agriculture and agriculture-supporting businesses and industries. The results of the visioning session and the input from the citizen's advisory committee indicate that agriculture is expected to continue to be the primary economic activity in the town.

#### Labor Force Analysis

Table 4-1 shows that the percentage of town residents 16 years of age and older who are in the labor force is higher than the percentage of people in the labor force in Fond du Lac County and Wisconsin, indicating that many of the households in Metomen likely have two or more incomes. Metomen's 2000 unemployment rate of 2.6 percent was significantly lower than Fond du Lac County's 3.0 percent and the State of Wisconsin's 3.2 percent.

**Table 4-1**  
**Employment Status**

	Metomen		Fond du Lac Co.		Wisconsin	
	No.	%	No.	%	No.	%
<b>Population 16 years and over</b>	536		76,009		4,157,030	
<b>In labor force</b>	395	73.7%	53,717	70.7%	2,872,104	69.1%
<b>Civilian labor force</b>	395	73.7%	53,683	70.6%	2,869,236	69.0%
<b>Employed</b>	381	71.1%	51,374	67.6%	2,734,925	65.8%
<b>Unemployed</b>	14	2.6%	2,309	3.0%	134,311	3.2%
<b>Armed Forces</b>	0	0.0%	34	0.0%	2,868	0.1%
<b>Not in labor force</b>	141	26.3%	22,292	29.3%	1,284,926	30.9%

*Source: U.S. bureau of the Census: Table DP-3 Profile of Selected economic Characteristics: 2000*



The Town of Metomen has a higher percentage of people employed within the management, professional and farming than either the county or state (see Table 4-2). The town is significantly lower in service occupations, which is likely due to few sale and office jobs being located within the community.

**Table 4-2**  
**Occupation and Industry of Employed Residents**

Occupation	T. Metomen		Fond du Lac Co.		Wisconsin	
Management, professional, and related occupations	127	33.3%	13,526	26.3%	857,205	31.3%
Service occupations	48	12.6%	7,750	15.1%	383,619	14.0%
Sales and office occupations	67	17.6%	11,625	22.6%	690,360	25.2%
Farming, fishing, and forestry occupations	19	5.0%	638	1.2%	25,725	0.9%
Construction, extraction, and maintenance occupations	26	6.8%	4,837	9.4%	237,086	8.7%
Production, transportation, and material moving occupations	94	24.7%	12,998	25.3%	540,930	19.8%
Total Employed Residents	381		51,374		2,734,925	
Industry						
Agriculture, forestry, fishing and hunting, and mining	75	19.7%	2,148	4.2%	75,418	2.8%
Construction	18	4.7%	3,325	6.5%	161,625	5.9%
Manufacturing	109	28.6%	13,935	27.1%	606,845	22.2%
Wholesale trade	16	4.2%	1,365	2.7%	87,979	3.2%
Retail trade	32	8.4%	5,863	11.4%	317,881	11.6%
Transportation and warehousing, and utilities	9	2.4%	2,539	4.9%	123,657	4.5%
Information	4	1.0%	773	1.5%	60,142	2.2%
Finance, insurance, real estate, and rental and leasing	7	1.8%	2,120	4.1%	168,060	6.1%
Professional, scientific, management, administrative, and waste management services	14	3.7%	2,495	4.9%	179,503	6.6%
Educational, health and social services	51	13.4%	8,930	17.4%	548,111	20.0%
Arts, entertainment, recreation, accommodation and food services	26	6.8%	3,250	6.3%	198,528	7.3%
Other services (except public administration)	12	3.1%	2,307	4.5%	111,028	4.1%
Public administration	8	2.1%	2,324	4.5%	96,148	3.5%
Total Employed Residents	381		51,374		2,734,925	

Source: U.S. bureau of the Census: table DP-3 Profile of Selected Economic Characteristics: 2000

The two largest industries for residents in Metomen are manufacturing, followed by agriculture and mining. As is evident from the chart, there is a significantly higher percentage of Metomen residents employed within the agriculture, forestry, fishing and hunting, and mining industry than in either the state or county, primarily as a result of the large number of active farms in the town.

## Economic Base Analysis

The economic base of the Town of Metomen, although largely independent in terms of agricultural production, is intricately tied to the Ripon and Fond du Lac areas because of its location. Most of the residents of Metomen work outside of the town. In order to properly assess the economic base of the town, it is necessary to analyze Fond du Lac County.



Two industries in the Fond du Lac County area can be considered to be basic employment sectors: manufacturing and agriculture. These industries, therefore, are most likely exporting goods and services to other parts of the county and contributing to a more stable local economy.

Fond du Lac County's strongest employment sector is the agricultural industry. Three of the region's weakest sectors, information, professional, and finance, are those that are considered key to success in the "new economy" consisting primarily of knowledge-based industries. The retail, construction, transportation, and public administration are the second strongest sector in the region, indicating that there is some basic employment in the knowledge-based industries within the region.

Businesses that contribute to existing industrial 'clusters' within Fond du Lac County and the greater Fox Valley region should be encouraged to locate in the town. The State of Wisconsin Department of Commerce defines clusters as "geographic concentrations of interconnected companies, specialized suppliers, service providers, and associated institutions in a particular field that are present in a nation or region." Clusters greatly enhance a particular industry's competitiveness in several ways. First, clusters help information, training, and technology. Second, clusters help to foster innovation by increasing opportunities for new products, new processes, and meeting new needs with a full range of local suppliers and research institutions. Last, clusters can facilitate the commercialization of innovation through the creation of new forms via startups, spin-offs, and new business lines with needed inputs, such as banks and venture capital.

New businesses within the aforementioned clusters that take advantage of advanced technologies in the processing of their products should be encouraged as a means to continue to bridge the gap toward the new economy.

## **Economic Development Assessment and Recommendations**

Agricultural activity is expected to continue to be the primary economic activity in Metomen. The town is well-suited in terms of quality soils, large contiguous areas of farmland, quality local, county and state road access, and a desire by the residents to continue farming. The Town of Metomen should do as much as possible to encourage continued agricultural production when reviewing development proposals.

While the amount of existing commercial activity in the town is sparse, most of the businesses provide goods and services to people residing in and around the town. As the population of the town increases, additional opportunities will become available for business owners to provide goods and services to the residents of the town. The Villages of Fairwater and Brandon provide the most opportunities for economic activity, as they have public sanitary sewer and water service and contain the densest residential development in the town. There is sufficient capacity in the sanitary system and water system for additional residential and commercial development in the villages.

A recent trend in rural communities has been toward the development of cottage-type industries and at-home businesses that can operate within an owner's home. With advances in telecommunications, at-home businesses may become increasingly common. At-home businesses serve as a



business incubator until the business expands to a point where the owner either has to obtain the appropriate zoning of the business or, more likely, relocate the business to an area that is zoned for that particular use.

Land in the Town of Metomen contains resources or nonmetallic mining that has provided materials for the development and construction of roads and pavement throughout the region. Recent state requirements for closure plans for quarry facilities require that financial resources are available for planned land uses after the active operations cease. The existing quarries in the town located on Reeds Corners Road submitted a reclamation plan to Fond du Lac County in the latter part of 2004. Any future quarrying operations should be sited with existing and future land uses in mind to prevent, as much as possible, future land use conflicts between different land uses.

### **Strengths and Weaknesses for Attracting/Retaining Business and Industry**

It is necessary to look at the factors that influence the economic climate in the Town of Metomen. From a quality of life perspective, the town has a quality housing stock that has maintained its property values and is located within good school systems. The town has a number of natural features across its landscape, including blocks of wooded areas, large uninterrupted views of farm fields, and numerous wetlands, that help to create the “rural feel” that residents of the town cherish. In addition, Metomen is located within a quick commuting distance to quality higher education in the Ripon, Fond du Lac, Oshkosh, and Fox Valley areas. It also offers public sanitary sewer and water service to businesses and industries locating in the sanitary district in Brandon and Fairwater, and open land for the construction of new business and industry. There is a high quality road network, including STH 44/49 and a number of county trunk highways.

The biggest impediment to commercial or industrial economic development activity in Metomen is the competition from similar businesses and industries in other municipalities. Another impediment may be the lack of local demand for such services and businesses due to the small population of the town.

### **Economic Development Recommendations, Programs, and Policies**

#### **Agriculture**

Farming is Wisconsin’s number one industry, by some estimates adding \$40 billion to the state’s economy each year; \$20 billion from dairy farming and processing alone. Continued support of agricultural activities is one key to the state’s and county’s continued prosperity. Agricultural production should continue to be the primary economic development focus in the Town of Metomen. For this to happen, it is necessary for Metomen to consistently apply its Zoning And Subdivision Ordinances in a manner that, at a minimum, does not harm but, preferably, enhances the agricultural economy.

The importance of sustaining agriculture cannot be over emphasized. Governor Doyle, in his “grow Wisconsin” initiative, states that “Wisconsin economic base, including manufacturing, agriculture, and tourism, needs to be strengthened, not abandoned.” In regard to agriculture, this includes proposed creation of a dairy modernization and competitiveness program, promotion of the Agricultural Stewardship initiative, expansion of agriculture’s role in energy production, con-



tinuation of efforts to establish Wisconsin as a leader in the nation in organic food production, enhancement of consumers and businesses to buy Wisconsin products, protection of a safe and secure food supply, reforming of payment security for agricultural producers, and promotion of new business models for Wisconsin agriculture.

### **Entrepreneurial Agriculture**

In addition to traditional agricultural activities, numerous untapped and underutilized opportunities exist in agriculture. Entrepreneurial agriculture, for instance, is a new way of thinking of farms as innovative small businesses. The Michigan Land Use Institute states that entrepreneurial agriculture does not seek to replace current large-scale mass-market agriculture but to complement it to find new opportunities, new markets; and to recognize the importance of local agriculture not only to the local economy but also to local loves and landscapes. Entrepreneurial agriculture is about adding value to products by providing local friendly service, by special processing, or by finding niches and new ways to market goods to consumers. It can be as simple as new ways of selling, labeling, processing, packaging, or creating a new perspective about raising crops.

Examples of entrepreneurial agriculture include:

- Direct marketing of agricultural products to consumers, such as local schools, farmers markets, and custom production for local restaurants.
- Niche marketing, such as ethnic foods, organic foods, and specialty farm products.
- Value-added approaches to farming, such as fruit frying, jellies and jams, wine making, and agri-tourism.
- New grazing systems.
- Cooperatives marketing local free-range poultry, beef, or pork.
- Community-supported agricultural operations, where local consumers pay local farmers for a share of the following year's crops.
- Local marketing and/or direct delivery of all natural products, such as grass-fed all-natural milk to local grocers and health food stores.

Potential benefits associated with entrepreneurial agriculture and the flexibility behind the idea includes:

- Opportunities to create net returns greater than what occurs in conventional agriculture.
- Thinking and acting as a small business can keep small farms viable and provide another option to compete with the large-scale mass-market approach more typical of conventional agriculture.
- Small viable farms on the outskirts of communities can contribute more green space, fresh food, and local commerce to the community and the region.
- Creating a viable mix of large and small agricultural operations can contribute to the local community and region's farmland protection strategies.

Entrepreneurial agriculture is more appropriate now than ever before because of continuing shifts in consumer awareness and demands. Farmers markets increased nationwide by 63 percent from 1994 to 2000. Organic products have increased 38 percent nationwide from 1999 to 2000 alone, as compared to a 4 percent increase of conventional groceries. The fastest growing categories of



organic food products from 1999 to 2000 include meat and dairy alternatives at 215 percent; meat, poultry, and eggs at 64 percent; canned and jarred products at 51 percent; and dairy products at 40 percent.

Consumers spend a significant amount of money on groceries and at restaurants, and most of this food comes from distant locations. A study by the University of Iowa noted that the typical tomato, can of corn, and loaf of bread travels 1,500 miles from field to plate. Coupled with changes in consumer awareness and demands, opportunities abound for local farmers to provide greater amounts of produce to local consumers. Additionally, the middleman processing, packaging, advertising, and distribution often account for 80 percent of the cost of food.

According to the Michigan Land Use Institute, for entrepreneurial agriculture to work, it requires close relationships between economic development professionals and the agricultural sector. It requires the involvement of local leaders to connect the small and mid-sized farms to the local economy and to bring business expertise and market knowledge to those farmers. It also requires state and federal cooperation in terms of working with and helping farmers understand regulations, particularly those pertaining to food inspection. Additionally, it requires the community to understand farmers and vice-versa so that communities can take advantage of the locations of local farms and for farmers to know the need of the local consumers.

### **Future Business and Industrial Development**

Businesses and industries that wish to locate in Metomen should be of a nature that are environmentally-friendly, provide services or goods to the local residents, enhance the agricultural economy of the town, and add to the tax base of the town. Businesses that should specifically be encouraged in Metomen are those that contribute to the success of the farming economy and those that provide retail services to the town residents. Since the rural character of Metomen is critically important to its residents, the Town should ensure that new businesses and industries are of a scale, architectural design, and site layout that conform to the rural character of the community. Rather than be located in spot development along entire lengths of major roads, new businesses should be located in clusters (nodes) near the major intersections in the town and separated from other nodes of businesses by residential, agricultural, or other low-intensity uses. Traffic congestion, driveway access points, and a loss of rural character all become problematic when concentrations of retail sales or service establishments are located in strips.

New small-scale retail or service businesses compatible with the rural character of the town should be encouraged to locate in Brandon and Fairwater as a means to further a unique identity for Metomen as a whole. This should be accomplished through the Town's Zoning Ordinance by rezoning lands around the villages as appropriate for small-scale commercial-type uses compatible with a rural community.

The Town of Metomen should encourage higher intensity businesses and industries to locate in the industrial park of CTH "KK". Besides adding to the Town tax base, these businesses would provide employment opportunities to Metomen residents living within easy commuting distance of the businesses.



*Industrial and Commercial Design Standards*

The Town can promote higher quality development and minimize the visual impact of commercial and industrial development of Metomen's rural landscape through the use of zoning conditions and design standards. Business site plans should include parking (preferably behind the building) and parking lot landscaping standards, including landscaped islands within large parking lots that break up the expanse of asphalt.

*Sensitivity to Natural and Active Agricultural Areas*

Agricultural lands, topography, woodlands, and wetlands all combine to help create the rural character that the Town of Metomen residents enjoy and appreciate. Business development should be designed with consideration of the natural features to the town so as to integrate the businesses and industries into the community while retaining the rural small town atmosphere. The natural areas, when properly integrated into business development, can help to create potential trail linkages, provide wildlife corridors, and help to facilitate stormwater management.

Special care should be taken to ensure that commercial and industrial activities are not located within environmentally sensitive areas. These features should be preserved when located in a business area and included in the design of business developments as integral amenities.

**Home Occupations and Farm Family Business**

Advances in telecommunications have allowed for many people to develop home offices or occupations. Home occupations can fill a number of rules for economic development in the town and should be encouraged, so long as they remain consistent with the zoning ordinance requirements. If/when home occupations wish to expand beyond what would be permitted in a residential or agricultural area, they should either request a zoning change to an appropriate zone or move to a site that is properly zoned for more intensive commercial or industrial uses.

**Town, County, Regional, and State Economic Development Programs**

This section contains a brief explanation of local economic development actions and a description of various agencies and programs that could potentially help the Town and town businesses achieve their stated economic development goals and objectives. The Implementation chapter contains a comprehensive listing and description of programs the Town may wish to utilize in achieving its economic development objectives.

**Town**

Residents of the Town of Metomen rely heavily on the Villages of Brandon and Fairwater, the cities of Ripon and Fond du Lac, and the Fox Valley area for many of their commercial needs. While commercial activity in the town is minimal, it is critically important that residents patronize the existing and future town businesses. Failure to do so will result in a reduction in available commercial services, reduced retail options, and vacant buildings.

Although the Town has no established incentive programs for economic development, it can continue to make positive planning and financial management decisions that can result in the community being an attractive place for people and businesses. The most important economic activ-



ity that Metomen can pursue is the creation of an environment that encourages entrepreneurs to engage in business activities.

Because agriculture is such a large component of Metomen's economy, it should be encouraged to continue through Town policies that do not impede its continued viability. For the small-scale farms, entrepreneurial agricultural activities, such as truck farming, direct farm-to-market sales, and farm-based value-added manufacturing, should be actively encouraged as a means to maintain farming and the rural character in Metomen.

One economic development tool now available to towns in the State of Wisconsin is the utilization of Tax Incremental Financing, commonly called TIF. Until recently, this redevelopment tool was only available to cities and villages. The law allows a town to expend money or incur debt for projects related to agriculture, forestry, manufacturing, or tourism. The law also allows TIFs to be used for retail development that is limited to the retail sale of products produced due to any agriculture, forestry, or manufacturing project. The State Department of Revenue must approve any proposed TIF project.

Generally, the type of uses that commonly occur within a TIF district include acquisition and demolition of blighted properties in commercial areas or industrial areas and extension of sewer, storm sewer, and water mains to serve new industrial or commercial development expected to locate in the TIF area.

Once the TIF district is established, the aggregate equalized value of taxable property within the district is established. This is called the tax incremental base. All the taxing entities of the area (town, school districts, county, technical school) continue to receive their share of the annual taxes generated by the tax incremental base of the district throughout the life of the TIF project. The municipality then installs the improvements to the TIF district. As developments occur, the property values within the district grow. Taxes collected on the increased value from growth creates a tax increment that is put in a separate TIF fund to finance the public improvements made in the district. Expenditures for the project costs to the district must be made no later than five years after the district is started. The maximum life of a TIF district is 16 years. If the value increases to the district are not enough to pay off the costs that still need to be paid off. Taxing jurisdictions do not benefit from value added increase in the district until the district project costs have been paid off and /or the life of the district is over. Once the life of the district has expired, the added value of the district is then apportioned out to all taxing districts similar to anywhere else in the town.

Municipalities thinking about utilizing this economic development technique must carefully consider the benefits to the community, the potential pitfalls, and the likelihood of success of the district.

## **County**

Businesses can use economic development loan programs, administered through Fond du Lac County, to obtain low interest loans that will generate new employment opportunities and encourage expansion of the tax base. Through Fond Du Lac County, the Town of Metomen has access to development and grant information, and to economic development marketing services.



## Regional

### *Northeast Wisconsin Regional Economic Partnership*

The combined areas of the Bay-Lake and East Central Wisconsin Regional Planning Commissions were recently named as a technology zone by the Wisconsin Department of Commerce (WCOM). The Northeast Wisconsin Regional Economic Partnership (NEWREP) Technology Zone provides \$5 million in tax credits to businesses certified by commerce and based on a company's ability to create job, to make capital investments, and to attract related businesses. The technology zone program focuses primarily on businesses engaged in research, development, or the manufacture of advanced products, those that are part of an economic cluster, and knowledge-based businesses that utilize advanced technology production processes in more traditional manufacturing operations. More information can be found at <http://www.eastcentralrpc.org/planning/economic.htm>.

### *Wisconsin Public Service*

Wisconsin Public Service corporation (WPS) also contributes a number of economic development services that the Town should be aware of for their businesses. WPS maintains an online searchable database of available industrial buildings that the Town or Community Development Authority should ensure stay up –to-date through contact with WPS. The WPS economic development page can be a useful resource of the Town and is located at <http://www.wisconsinpublicservice.com/business/bed.asp>.

## State of Wisconsin

Although the Implementation chapter provides a comprehensive list of state programs that the town can consider utilizing to meet its stated goals and objectives, there are a few programs that the Town should strongly consider. The Department of Commerce District 3 Area Development Manager would be a good contact for these programs.

### *Community Based Economic Development (CBED) Program*

The Community Based Economic Development (CBED) Program provides financing assistance to local governments and community-based organizations that undertake planning or development projects or provide technical assistance services that are in support of businesses (including technology-based businesses) and community development. The program provides grants for planning, development, and assistance projects; business incubator/technology-based incubator; venture capital fair; and regional economic development grants. Additional information regarding the CBED program can be found at <http://commerce.state.wi.us/CD/CD-bef-cbed.html>.

### *Community Development Block Grant for Economic Development (CDBG-ED)*

The CDBG-ED program is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The WCOM awards the funds to the Town, which then loans the funds to a business. When the business repays the loan, the Town may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the town. Additional information regarding the CDBG-ED program can be found at <http://commerce.state.wi.us/MT-FAX-0806.html>



*Milk Volume Production Program*

The Milk Volume Production Program (MVP) is designed to assist dairy producers who are undertaking capital improvement projects that would result in a significant increase in Wisconsin's milk production. This program was created to aggressively support Wisconsin's \$20 billion dairy industry. The goal of the MVP program is to provide qualifying dairy producers with the type of financing necessary to fill the "equity gap" and to partner with local communities to increase dairy production in Wisconsin. The MVP application process is competitive, and not all applications will be funded. Only those projects that have a comprehensive business plan and that can demonstrate that they will have a long-term sustainable impact upon Wisconsin's milk production will be successful. Information regarding the Milk Volume Production Program can be found at <http://www.commerce.wi.gov/MT/MT-FAX-0810.html>.

*University of Wisconsin Extension*

The University of Wisconsin Extension provides a number of resources and information related to agriculture and rural living. Information ranges from locations of nearest farmer markets to tips on saving for retirement. Additional information regarding the University of Wisconsin-Extension can be found at the following website: <http://www.uwex.edu/topics/Agriculture.cfm>.

**Federal**

The Town of Metomen, by nature of it having less than 10,000 residents, meets the requirements of some of the U.S. Department of Agriculture-Rural Development programs and may be eligible for rural development Economic Assistance programs. Typically, strict income limits are associated with the programs, so the Wisconsin Division of USDA-Rural Development should be contacted regarding eligibility for certain programs. Additional information and a complete listing of USDA-Rural Development programs can be found at <http://www.rurdev.usda.gov/wi/programs/index.htm>.

**Summary of Recommendations**

The following is a summary of economic development recommendations for the Town of Metomen.

1. Develop a comprehensive list of potential economic development funding mechanisms through the state and federal governments.
2. Encourage farming as an economic activity by discouraging new residential development near active farms.
3. Support efforts by local farmers in entrepreneurial agriculture through direct farm-to-market sales and farm-based value-added business activities, among others.
4. Continue to permit home occupations and farm-family businesses as small business incubators, as long as they are clearly secondary to the residential use.
5. Consider implementing a commercial and industrial site and building design standards ordinance to ensure new development is consistent with the rural character of Metomen.
6. Locate new small-scale local businesses in nodes near intersections rather than in strips along main roads. New businesses should be encouraged to locate in the Villages of Brandon and Fairwater to help create a unique identity for the community.
7. Business development should be designed with consideration of the sensitivity of the agricultural lands and environmental features that this plan identifies.



8. Business site plans should include pedestrian access (where appropriate), parking (preferably behind the building), and parking lot landscaping standards, including landscaped islands within large parking lots that break up the expanse of asphalt, consistent with the rural character of Metomen.
9. Contact the various economic development agencies for technical support and grant resources listed in this chapter when evaluating specific economic development projects.



## CHAPTER 5

### HOUSING

The range of housing in Metomen generally consists of older homes associated with active farming operations to newer single-family homes. Homes are scattered throughout the town on larger sized lots with the largest concentration of homes located in the villages of Brandon and Fairwater within their sanitary district.

The Issues and Opportunities chapter of the plan contains the forecasts for new housing units within the Town of Metomen over the next twenty years (see Table 1-3). This chapter will build on these forecasts by identifying existing trends and characteristics of the housing market and providing recommendations on how to improve the existing housing stock and provide for the development of new and innovative housing practices.

### Housing Characteristics

#### Housing Characteristics

The housing stock in the Town of Metomen is quite old, with 69% of the 258 housing units in 2000 being built before 1960 (see Table 5-1). This compares to 49% in Fond du Lac County and 44% in Wisconsin. Twelve percent of homes were built in the 1990s, but only five to seven percent in each of the decades between 1960 and 1990. The median year built of housing in Metomen in 2000 was 1939. It was 1965 in Wisconsin.

**Table 5-1**  
**Age of Housing**

	T. Metomen		Fond du Lac Co.		Wisconsin	
	No.	%	No.	%	No.	%
<b>&lt; 10 years</b>	32	12.4%	6,385	16.3%	389,792	16.8%
<b>11 to 20 years</b>	17	6.6%	3,534	9.0%	249,789	10.8%
<b>21 to 30 years</b>	18	7.0%	6,116	15.6%	391,349	16.9%
<b>31 to 40 years</b>	13	5.0%	4,032	10.3%	276,188	11.9%
<b>&gt; 40 years</b>	178	69.0%	19,204	48.9%	1,014,026	43.7%
<b>Total</b>	258		39,271		2,321,144	

*Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension*

The Metomen's housing stock was overwhelmingly single-family in 2000, at over 96% of all housing (see Table 5-2). This compared to 73% in Fond du Lac County, and only 69% in Wisconsin. The dominance of single-family housing in Metomen became even stronger since 1990, when 93% of all units were single-family.



**Table 5-2**  
**Types of Housing Units**

	T. Metomen				Fond du Lac Co.				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single Family	226	93.0%	248	96.1%	25,130	72.7%	28,543	72.7%	1,392,610	67.7%	1,609,407	69.3%
2 to 4 Units	7	2.9%	4	1.6%	3,827	11.1%	4,050	10.3%	277,221	13.5%	281,936	12.1%
5 or more Units	0	0.0%	0	0.0%	3,458	10.0%	4,674	11.9%	256,616	12.5%	325,633	14.0%
Mobile Home or Other	10	4.1%	6	2.3%	2,133	6.2%	2,004	5.1%	129,327	6.3%	104,168	4.5%
<b>Total Units</b>	<b>243</b>		<b>258</b>		<b>34,548</b>		<b>39,271</b>		<b>2,055,774</b>		<b>2,321,144</b>	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

While Metomen had only 1.6% of its housing units in two- to four-unit buildings, and no units in building with five or more units, Fond du Lac County had 10% of its housing stock in buildings with two to four units, and another 12% with five or more units. These figures in the state were even higher.

The percentage of housing units in 2000 that were occupied by their owner was relatively high, at 85 percent (see Table 5-3). The percentage of owner-occupied in Fond du Lac County was 73%, and 68% in Wisconsin. The percentage of owner-occupied homes increased by five percentage points from 1990.

**Table 5-3**  
**Housing Occupancy and Tenure**

	T. Metomen				Fond du Lac Co.				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	188	80.3%	204	85.4%	23,427	71.8%	26,940	72.9%	1,215,350	66.7%	1,426,361	68.4%
Renter Occupied	46	19.7%	35	14.6%	9,217	28.2%	9,991	27.1%	606,768	33.3%	658,183	31.6%
<b>Total Occupied Units</b>	<b>234</b>		<b>239</b>		<b>32,644</b>		<b>36,931</b>		<b>1,822,118</b>		<b>2,084,544</b>	
Vacant Units	9		2				2,340		233,656		236,600	
Seasonal Units	1		0				573		150,601		142,313	
<b>Total Units</b>	<b>244</b>		<b>241</b>				<b>39,844</b>		<b>2,206,375</b>		<b>2,463,457</b>	

Source: US Census Bureau, American FactFinder

There were virtually no vacant housing units in Metomen in 2000 (see Table 5-4).

**Table 5-4**  
**Vacancy Status**

	T. Metomen				Fond du Lac Co.				Fond du Lac Co.			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	4	44.4%	0	0.0%	199	10.5%	348	14.9%	14,692	6.3%	17,172	7.3%
For Rent	0	0.0%	0	0.0%	446	23.4%	830	35.5%	29,795	12.8%	38,714	16.4%
Seasonal Units	1	11.1%	2	25.0%	859	45.1%	573	24.5%	150,601	64.5%	142,313	60.1%
Other Units	4	44.4%	6	75.0%	400	21.0%	589	25.2%	38,568	16.5%	38,401	16.2%
<b>Total Vacant Units</b>	<b>9</b>		<b>8</b>		<b>1,904</b>		<b>2,340</b>		<b>233,656</b>		<b>236,600</b>	
Owner Vacancy Rate	2.1%		0.0%		0.8%		1.3%		1.2%		1.2%	
Renter Vacancy Rate	0.0%		0.0%		4.8%		8.3%		4.9%		5.9%	

Source: US Census Bureau, American FactFinder



About one-third of homes in Metomen in 2000 were valued at less \$100,000. Another one-half were valued between \$100,000 and \$200,000 (see Table 5-5). In Fond du Lac County, half the homes in 2000 were valued less than \$100,000. Another 43% were worth between \$100,000 and \$200,000. Metomen had a higher-than-average percentage of homes with values in excess of \$200,000, most worth between \$200,000 and \$300,000. In Fond du Lac County in 2000, only 8% of homes were valued greater than \$200,000, and 13% in Wisconsin.

**Table 5-5**  
**Housing Values**

	T. Metomen				Fond du Lac Co.				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Less than \$50,000</b>	44	55.0%	10	4.6%	7,516	40.8%	2,148	8.0%	294,441	31.7%	142,047	10.0%
<b>\$50,000 to \$99,999</b>	34	42.5%	67	30.9%	9,438	51.3%	11,124	41.3%	496,895	53.5%	482,614	33.8%
<b>\$100,000 to \$149,999</b>	2	2.5%	57	26.3%	1,098	6.0%	8,001	29.7%	95,891	10.3%	410,673	28.8%
<b>\$150,000 to \$199,999</b>	0	0.0%	50	23.0%	218	1.2%	3,439	12.8%	24,030	2.6%	210,917	14.8%
<b>\$200,000 to \$299,999</b>	0	0.0%	25	11.5%	116	0.6%	1,622	6.0%	12,310	1.3%	123,606	8.7%
<b>\$300,000 or More</b>	0	0.0%	8	3.7%	20	0.1%	620	2.3%	4,927	0.5%	56,803	4.0%
<b>Total Units</b>	80		217		18,406		26,954		928,494		1,426,660	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

The census data for housing values in 1990 for the Town of Metomen is suspect. It shows there were only 80 housing units in the town, compared to 217 in 2000. Therefore, no comparisons in housing values between 1990 and 2000 are made in this Plan.

The median value of housing in the town in 2000 was \$108,500, compared to only \$47,100 in 1990 (see Table 5-6). This is an increase of more than one hundred thirty percent. The \$108,500 was slightly above average for nearby towns and villages, the county and state. Except for the Town of Alto, the rate of growth in the median value of housing in Metomen between 1990 and 2000 was significantly higher than all the nearby jurisdictions and the county and state.

**Table 5-6**  
**Median Housing Values**

	T. Metomen	T. Alto	Brooklyn Green Lake Co.	T. Ripon	T. Springvale	V. Brandon	V. Fairwater	Fond du Lac County	State of Wisconsin	Average
<b>1990 Actual</b>	\$47,100	\$43,900	\$71,700	\$60,100	\$53,000	\$40,800	\$34,800	\$55,700	\$62,100	\$52,133
<b>2000 CPI Adjusted</b>	\$62,078	\$57,860	\$94,501	\$79,212	\$69,854	\$53,774	\$45,866	\$73,413	\$81,848	
<b>2000 Actual</b>	\$108,500	\$102,700	\$136,800	\$110,000	\$114,400	\$81,200	\$73,300	\$101,000	\$112,200	\$104,456
<b>Percent Change</b>										
<b>1990-2000 CPI</b>	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	
<b>1990-2000 Actual</b>	130.4%	133.9%	90.8%	83.0%	115.8%	99.0%	110.6%	81.3%	80.7%	102.8%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

The types of households in Metomen in 2000 show that the population is strongly family oriented (see Table 5-7). Eighty-four percent of households were composed of families (all occupants related). Seventy-seven percent of households were headed by a married couple. Forty three percent contained children. All these percentages are much higher than in Fond du Lac County and Wisconsin. Twenty-six percent of Metomen households in 2000 had at least one occupant who was older than sixty-five. This is similar to the county and state. The percentages of the various household types in Metomen in 2000 were very similar to what they were in 1990,



except the percentage of residents who were older than 65 increased by almost five percentage points.

<b>Table 5-7</b>												
<b>Household Types</b>												
	<b>T. Metomen</b>				<b>Fond du Lac Co.</b>				<b>State of Wisconsin</b>			
	<b>1990</b>		<b>2000</b>		<b>1990</b>		<b>2000</b>		<b>1990</b>		<b>2000</b>	
	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>
<b>Total Households</b>	234		239		32,644		36,931		1,822,118		2,084,544	
<b>Total Family</b>	196	83.8%	201	84.1%	23,665	72.5%	25,467	69.0%	1,275,172	70.0%	1,386,815	66.5%
<b>Total Nonfamily</b>	38	16.2%	38	15.9%	8,979	27.5%	11,464	31.0%	546,946	30.0%	697,729	33.5%
<b>With children</b>	101	43.2%	102	42.7%	12,338	37.8%	12,725	34.5%	658,047	36.1%	706,399	33.9%
<b>Without children</b>	133	56.8%	137	57.3%	20,306	62.2%	24,206	65.5%	1,164,071	63.9%	1,378,145	66.1%
<b>With married couple</b>	178	76.1%	183	76.6%	20,239	62.0%	21,321	57.7%	1,048,010	57.5%	1,108,597	53.2%
<b>Living Alone</b>	31	13.2%	31	13.0%	7,609	23.3%	9,377	25.4%	443,673	24.3%	557,875	26.8%
<b>Female Headed</b>	36	15.4%	35	14.6%	7,765	23.8%	8,933	24.2%	481,409	26.4%	569,317	27.3%
<b>With occupant(s) 65+</b>	52	22.2%	62	25.9%	8,362	25.6%	9,017	24.4%	446,890	24.5%	479,787	23.0%

Source: US Census Bureau, American FactFinder

The prevalence of families in Metomen is further demonstrated by the numbers of persons per household. Forty percent of all households in Metomen in 2000 had three or four occupants, and 14% have five or more (see Table 5-8). These figures compare to 30% and 9%, respectively, in both Fond du Lac County and Wisconsin.

**Table 5-8**  
**Household Size**

	<b>T. Metomen</b>				<b>Fond du Lac Co.</b>				<b>Wisconsin</b>			
	<b>1990</b>		<b>2000</b>		<b>1990</b>		<b>2000</b>		<b>1990</b>		<b>2000</b>	
	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>
<b>1 Person</b>	31	13.2%	31	13.0%	7,609	23.3%	9,377	25.4%	443,673	24.3%	557,875	26.8%
<b>2 Persons</b>	73	31.2%	80	33.5%	10,487	32.1%	12,999	35.2%	596,883	32.8%	721,452	34.6%
<b>3 Persons</b>	55	23.5%	54	22.6%	5,342	16.4%	5,756	15.6%	302,563	16.6%	320,561	15.4%
<b>4 Persons</b>	46	19.7%	40	16.7%	5,363	16.4%	5,329	14.4%	284,151	15.6%	290,716	13.9%
<b>5 Persons</b>	18	7.7%	21	8.8%	2,532	7.8%	2,377	6.4%	129,821	7.1%	127,921	6.1%
<b>6 or More Persons</b>	11	4.7%	13	5.4%	1,311	4.0%	1,093	3.0%	65,027	3.6%	66,019	3.2%
<b>Total Households</b>	234	100.0%	239	100.0%	32,644	100.0%	36,931	100.0%	1,822,118	100.0%	2,084,544	100.0%

Source: US Census Bureau, American FactFinder

According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if less than 30% of a household's income is needed for housing costs. The median household income in the Town of Metomen in 1999 was approximately \$3,975 per month (based on datum in Table 1-7). That means a household at the median income level could spend up to \$1,190 per month on housing before the cost would be considered unaffordable.

About 30% of owner-occupied households in Metomen in 2000 were spending more than 30% of their income on housing (see Table 5-9). This is much higher than the 15% in Fond du Lac County and 18% in Wisconsin. It is also about double what it was in 1990.



**Table 5-9****Owner Affordability**

	T. Metomen				Fond du Lac Co.				State of Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Percent of Income</b>												
< 20%	49	61.3%	69	50.4%	11,571	62.9%	13,124	59.7%	547,349	59.0%	634,277	56.6%
20% to 24%	12	15.0%	13	9.5%	2,915	15.9%	3,334	15.2%	147,944	16.0%	173,620	15.5%
25% to 29%	6	7.5%	12	8.8%	1,576	8.6%	2,094	9.5%	89,914	9.7%	109,833	9.8%
30% to 34%	2	2.5%	11	8.0%	713	3.9%	1,062	4.8%	48,581	5.2%	64,892	5.8%
> 35%	11	13.8%	30	21.9%	1,554	8.5%	2,309	10.5%	91,445	9.9%	135,075	12.1%
Not Computed	0	0.0%	2	1.5%	54	0.3%	48	0.2%	2,067	0.2%	2,925	0.3%
<b>Total Owner-Occupied Households</b>	80		137		18,383		21,971		927,300		1,120,622	
<b>% Not Affordable</b>	16.3%		29.9%		12.3%		15.3%		15.1%		17.8%	

Source: US Census Bureau, American FactFinder

Based on the same HUD guideline, 21% of renting households in Metomen in 2000 were above the 30% of income threshold. Nearly 30% of county households, and 32% of state households, were over the threshold. Metomen's 21% 2000 is fifty percent higher than it was in 1990. The county and state saw declines in this figure.

**Table 5-10****Renter Affordability**

	T. Metomen				Fond du Lac Co.				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Percent of Income</b>												
< 20%	12	44.4%	7	36.8%	3,144	36.1%	4,148	42.5%	195,669	33.6%	242,345	37.8%
20% to 24%	3	11.1%	2	10.5%	1,347	15.5%	1,260	12.9%	84,800	14.6%	90,934	14.2%
25% to 29%	2	7.4%	2	10.5%	1,046	12.0%	1,026	10.5%	68,905	11.8%	67,926	10.6%
30% to 34%	0	0.0%	2	10.5%	707	8.1%	695	7.1%	43,812	7.5%	44,573	6.9%
> 34%	4	14.8%	2	10.5%	2,056	23.6%	2,207	22.6%	165,626	28.4%	162,669	25.4%
Not Computed	6	22.2%	4	21.1%	399	4.6%	419	4.3%	23,559	4.0%	33,225	5.2%
<b>Total Rental Households</b>	27		19		8,699		9,755		582,371		641,672	
<b>Percent Not Affordable</b>	14.8%		21.1%		31.8%		29.7%		36.0%		32.3%	

Source: US Census Bureau, American FactFinder

## Housing Plans and Programs

### Town of Metomen

Currently, the Town of Metomen does not administer a housing rehabilitation program, nor is any rental assistance program offered for residents. There is also no senior housing or housing programs sponsored or operated by any non-profit organizations (e.g. homeless shelters, domestic abuse centers).

### Fond du Lac Housing Authority

The Fond du Lac Housing Authority has jurisdiction of both municipal and County housing projects. All of the housing projects are either located in the City of Fond du Lac or Village of North Fond du Lac. No projects are located in the Town of Metomen. The Fond du Lac Housing Authority website is: <http://www.fdlpha.org>



## State of Wisconsin

### *Department of Administration*

The Department of Administration has released a document entitled, “Directory of Resources for Comprehensive Planning.” In the housing section is a list of housing programs that may benefit the Town of Metomen in addressing housing issues. The directory is at:

[http://www.doa.state.wi.us/dir/documents/Resources directory101703.pdf](http://www.doa.state.wi.us/dir/documents/Resources%20directory101703.pdf)

### *Department of Commerce*

The Wisconsin Department of Commerce’s 2005-2009 Consolidated Plan addresses the need for housing and community development activities. The Consolidated Plan may be found at:

<http://commerce.wi.gov/CD/CD-Consolidated-Plan.html>

### *Wisconsin Historical Society (WHS)*

Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation. The WHS's Division of Historic Preservation administers both programs in conjunction with the National Park Service. More information is at: [http://www.wisconsinhistory.org/hp/architecture/iptax credit.asp](http://www.wisconsinhistory.org/hp/architecture/iptax%20credit.asp).

### *Wisconsin Housing and Economic Development Authority*

The Wisconsin Housing and Economic Development Authority (WHEDA) serves communities by providing creative financing resources to residents and businesses. Specifically, their mission is to offer innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. Specific information regarding the wide variety of products and services WHEDA offers can be viewed at [www.wheda.com/index.asp](http://www.wheda.com/index.asp).

## United States

### *Department of Agriculture - Rural Development*

The United States Department of Agriculture’s Rural Development Agency helps rural communities to develop and grow by offering federal assistance that improves quality of life. Rural Development targets communities in need and provides them with financial and technical resources. Currently, the Wisconsin office of Rural Development offers the following nine housing programs to qualified applicants:

- Farm Labor Housing Loans and Grants
- Housing Preservation Grants
- Multi Family Housing Direct Loans
- Multi Family Housing Guaranteed Loans
- Repair Loans and Grants
- Rural Housing Site Loans
- Self Help Technical Assistance Grants
- Single-family Housing Direct Loans
- Single-family Housing Guaranteed Loans

Complete information can be found at [www.rurdev.usda.gov/wi/programs/index.htm](http://www.rurdev.usda.gov/wi/programs/index.htm)



## **Range of Housing Choices**

The town's residential development is very typical of many rural communities where housing is usually single-family in nature and is being developed on owner-occupied lots. As the town continues to grow, it should encourage developers to consider more housing options for existing and new residents by encouraging the development of additional duplex units, multi-family units, and possibly small group homes for the elderly. While understanding that the range of housing choices are generally limited in areas not served by public sewer and water service, it is important to recognize that as people go through various stages in their life, their preferred housing type may change. Although the town may currently depend on other neighboring communities to provide the complete range of housing for its residents, this section contains a series of recommendations the Town can implement to maintain its current housing stock and development pattern while somewhat increasing its range of housing choices.

### **Mixing of Residential Types**

One of the components of traditional neighborhoods that should be considered throughout new residential developments in the town is the inclusion and mixing of different housing types. Historically, housing types were mixed. More recently, however, housing types other than single-family detached homes have been grouped together, thereby concentrating these uses. Mixing the housing types avoids the concentration of large tracts of rental properties and their perceived negative impacts, and is a housing option that all communities should consider.

### **Mixed uses in Residential Developments**

The majority of residential subdivisions developed over the past fifty years are almost exclusively single-family detached homes separated from any commercial, institutional, or even recreational uses. This results in residents of these subdivisions having to utilize a vehicle to travel to a store, school, or park instead of having the opportunity to walk or bike a relatively short distance to these land uses. The separation of uses and reliance on a vehicle is especially difficult for the elderly, mobility-impaired, children, and others who may not want to or cannot drive.

In order for uses other than single-family detached homes to be palatable to surrounding property owners, the other uses need to be of a scale and design that blend in with the need to be employed to achieve the desired seamless integration of these uses into the neighborhoods. Design standards let the developer know ahead of time what standards the neighbors expect for the building, and the neighbors know that the development will meet their expectations, as well.

### **Educate Residents and Homebuilders Regarding “Visit-ability” Concepts**

As people age, their ability to move around their own home can become increasingly difficult. For a number of elderly and mobility-impaired residents, a single stair to enter a home could cause a great deal of difficulty. According to Green Bay-based Options for Independent Living, “visit-ability” applies to the construction of new single-family homes to make them “visit-able” by people with physical or mobility disabilities. Typically, visit-able homes have:

- One entrance with no steps
- A minimum 32-inch clear passage through all the main floor doors and hallways.
- A useable bathroom in the main floor.



Although these improvements do not allow full accessibility, such as is promoted in universal design, they do allow (at a minimum) elderly and people with a mobility limitation the ability to visit a home or remain living in their home for a longer period of time.

## **Summary of Recommendations**

It is very important for the Town to continue to monitor its progress in meeting the goals and objectives. The following recommendations were developed based on the input received from the town-wide visioning session, survey, citizens advisory committee meeting, State of Wisconsin Comprehensive Planning Law, and sound planning principles:

1. Keep informed of housing affordability issues and the possible need for more affordable housing units in Metomen as its population continues to grow, age, and diversify.
2. Continue to ensure that the town's housing stock remains in good condition through code enforcement and consideration of adoption and implementation of a housing and property maintenance code.
3. Multi-family developments should be encouraged to locate in the Villages of Fairwater and Brandon, which are able to provide public sewer and water service to residents within the sanitary district.
4. Multi-family buildings should reflect as much as possible the characteristics of single-family residences.
5. Educate homeowners and builders about the advantages of including "visit-ability" concepts in new homes.
6. Existing trees should be incorporated into the design of neighborhoods whenever possible.
7. The Town should consider requiring that trees be planted along streets as a required improvement for new subdivisions.
8. The Town should contact Wisconsin Housing and Economic Development Authority (WHEDA) for additional information and resources to continue to diversify the town's housing stock.



## **CHAPTER 6**

### **UTILITIES and COMMUNITY FACILITIES**

#### **Introduction**

The presence and provision of public facilities and services within a community are closely intertwined with the growth and development patterns the community experiences. The type and quality of services a community provides are among the most important reasons why people and businesses are attracted to and choose to remain within a community. Decisions about where and when community facilities and public utilities will be constructed or extended are important in influencing future land use patterns. A municipality should continuously monitor the services it provides to ensure the continued provisions in the most cost-effective manner possible consistent with its long-term goals, trends, and projections. When necessary, it should upgrade and expand its existing services and facilities, and consider the provision of new services or facilities. The analyses and recommendations within this chapter of the Town of Metomen Comprehensive Plan are the steps in that process. This plan should be used to guide and direct, but not replace, detailed engineering studies, facility plans, and capital improvement programs.

#### **Background**

The Town of Metomen is a growing rural community that provides a number of governmental services. As identified in this chapter, a wide range of utility and community facilities are already available within the Town of Metomen. The Town will periodically need to review the level of services that it provides, and if a need for additional services is determined, the Town should promptly and efficiently obtain those services.

#### **Inventory and Analysis**

See Map 3

#### **Sanitary Sewer Service**

The Town of Metomen has no sanitary sewer services. Sanitary sewer services are provided by the Villages of Brandon and Fairwater. If the Town's requirements for sanitary sewer services are required, it should be done in conjunction with the two villages.

The Town has identified a transitional residential area around the villages that is recommended to have a 1-acre minimum lot size with a frontage requirement of 100 feet minimum and 150 feet maximum for construction of new residential dwellings (see Map 2). These areas are viewed as areas that may have public sanitary sewer and water service extended to them in the future. The reason behind this idea is not to have large lots developed with large frontages that would pose problems and cost homeowners money if public sanitary sewer and water service were extended out into these areas. This policy may help minimize the financial costs assessed to new homeowners who may have to reconvert to public sewer and water service and abandon their existing facilities that they have already paid for. The area extends outward from the villages' sanitary



district and is to be viewed as a floating area, the lines of which may change over time depending on how much future development occurs in the area.

### **Onsite Sewage Disposal Systems**

The primary method of the sanitary sewage disposal in the town consists of onsite sanitary sewage disposal systems. Onsite sewage disposal systems are those that store, treat, or dispose of wastewater (or perform a combination of these functions) on the site at which the wastewater is generated. Onsite sewage disposal systems are used in those areas that are not served by offsite systems. Typical examples of onsite systems include holding tanks, conventional septic systems, or pressure systems used by individual homeowners and small businesses located in rural areas.

According to the Fond du Lac County Planning Department, much of the town is considered to have severe limitations for conventional disposal fields due to slow water permeability and seasonal perched water tables. Although there are large areas of the town that may be unsuitable for conventional disposal fields, mound systems can typically overcome these limitations.

In 2000, Fond du Lac County created Chapter 58 (Private Onsite Wastewater Treatment System (POWTS) of the Fond du Lac County Code, pursuant to requirements of the Wisconsin State Statutes and the Wisconsin Administrative Code, which pertains to regulation of the construction, installation, and maintenance of plumbing in connection with all buildings in the state. Chapter 58 of the Fond du Lac County Code regulates the location, construction, installation, alteration, design, and use of all private onsite wastewater treatment systems (POWTS) within the county so as to protect the health of residents, secure safety from disease and pestilence, further the appropriate use and conservation of land and water resources, and preserve and promote the beauty of Fond du Lac County and its communities.

In 2001, the Wisconsin Department of Commerce adopted revisions to Wisconsin Administrative Code COM 83 (Private Onsite Wastewater Treatment System) to recognize new technologies, provide consistent application of the code, incorporate new standards, provide more options to owners, improve treatment, revise outdated rules, address legislative intent, and define agency roles. These changes have been reflected in Chapter 58 of the Fond du Lac County Code. The effect of these changes has been to increase the options and opportunities for use of private on-site systems within the communities of Fond du Lac County.

### **Water Supply**

The Villages of Brandon and Fairwater provide public water to most of the residents located within their communities. All the other residents of the town utilize private well for their water needs.

Groundwater quality from private wells is generally good, with some slight differences depending on location. According to the Wisconsin Department of Natural Resources and the Fond du Lac County Health Department, there are no known water supply concerns in the town. Private wells do not require the monitoring and testing that is required of a public water supply. Reports and tests can be conducted on an individual basis for residents who have their wells tested.



As noted in the Agricultural, Natural, and Cultural Resources chapter of this plan, it is recommended that the Town undertake a Vulnerability Assessment to ensure the long-term safety and viability of its groundwater, the source of the town's drinking water.

### **Solid Waste Disposal and Recycling**

Residents of the town contract individually with private haulers for collection and disposal of solid waste. Pickups are generally made on a weekly basis. The Town contracts with Veolia Disposal for a twice-monthly recyclable pickup service.

It is envisioned that the current method of solid waste disposal will continue to be adequate during the 20-year timeframe of this plan. If conditions warrant, the Town may want to contract with a specific hauler for private solid waste disposal.

### **Stormwater Management**

In 1987, the federal government passed an amendment to the Clean Water Act that included several regulations related to stormwater management and nonpoint source pollution control. The programs created by this legislation are administered by the U.S. Environmental Protection Agency and are targeted to control nonpoint source pollution from municipal, industrial, and construction site runoff.

Due to revisions to the federal programs in 1999 and corresponding changes to Wisconsin Administrative Codes, these federal programs apply to most communities and most construction sites one acre or larger. Within the Town of Metomen, it is anticipated that these requirements will apply to all construction sites one acre or larger in size.

As stated in the Wisconsin Department of Natural Resource's model stormwater runoff ordinance, uncontrolled stormwater runoff from land development activity has a significant impact upon water resources and health, safety, and general welfare of the community. Uncontrolled stormwater runoff can:

- Degrade physical stream habitat by increasing stream bank erosion, increasing streambed scour, diminishing groundwater recharge, and diminishing stream base flows.
- Diminish the capacity of lakes and streams to support fish, aquatic life, recreational, and water supply uses by increasing loadings of nutrients and other urban pollutants.
- Alter wetland communities by changing wetland hydrology and by increasing pollutant loads.
- Reduce the quality of groundwater by increasing pollutant loads.
- Threaten public health, safety, property, and general welfare by increasing major flood peaks and volumes.
- Undermine floodplain management efforts by increasing the incidence and levels of flooding.

Research indicates that many of these concerns about stormwater runoff become evident when impervious surfaces (rooftops, roads, parking lots, etc.) within a watershed reach ten percent. A typical medium-density residential subdivision can contain about 35 to 45 percent impervious surfaces.



Storm water management within the Town of Metomen is currently undertaken on a case-by-case basis by property owners/developers. There are no regional detention ponds or publicly-owned detention ponds within the town. Storm water best-management practices and facilities are best implemented on a regional effort and not on a case-by-case basis. To resolve this problem, Fond du Lac County has adopted Chapter 27, which controls erosion and stormwater management in the town.

### **Parks and Recreation**

The presence of outdoor recreation and open space adds to a community's quality of life. It enhances the attractiveness of the community and fosters a sense of civic pride. The provision of an adequate supply of areas, facilities, and activities to accommodate the public's open space and recreational needs has long been demonstrated to promote the general health, welfare, and safety of the community and its citizens.

In order to set forth a vision for future park and recreation facilities, communities often develop a comprehensive outdoor park and recreation plan. Such a plan reviews state, county, and local goals for the provision of outdoor recreation facilities and identifies those that are pertinent to the local community. Once adopted, a comprehensive outdoor park and recreation plan provides eligibility to a community for numerous state and federal grants for a period of five years. The municipality is required to update the plan every five years in order for the municipality to retain eligibility for grants.

Should the Town of Metomen determine that there is a need for a park facility or local publicly-owned conservancy areas in the future, it should consider preparing an outdoor recreation plan to quantify local needs and prioritize acquisition and development activities. The Town should work with the Fond du Lac Parks and Recreation Department and complement the State of Wisconsin's Statewide Comprehensive Outdoor Recreation Plan (SCORP), in addition to analyzing appropriate locations and activities for outdoor recreation in Metomen. Once completed, it should be submitted to the Wisconsin Department of Natural Resources to ensure eligibility for Stewardship Program grants. The Town should also consider the appropriateness of establishing a park impact fee to ensure that new residential development pays its fair share of the cost of new parks, outdoor recreation, and open space sites.

The Village of Brandon has a park in its northwest portion that has a water facility, a ball diamond, and several small buildings used for picnics and gatherings. The Village of Fairwater also has a park in its southeast portion that has a volleyball court and a ball diamond, and a building used for picnics and gatherings. Town residents utilize the parks and recreational facilities located in these municipalities.

Similar to many rural communities, the Town, historically, has not seen a large demand from its citizens to provide Town-owned park and recreation facilities. An increase in the population of the town will likely result, however, in an increase in the demand for park, open space, and outdoor recreation opportunities. Such a demand is often expressed as a desire by residents for additional open space for walking and picnicking, informal outdoor activities, playgrounds, and organized activities, such as league softball and soccer. The Town Board will need to pay attention to any changes in the expectations of town citizens about recreational opportunities provided by



the Town. The land use section of this plan recommends small neighborhood parks that serve residential neighborhoods. Demand will likely be evident for park and recreation facilities for small children as the area is developed.

A historical landmark is located on the southwest side of Fairwater. It is the world's largest water wheel.

### **Telecommunication**

CenturyTel provides landline phone service to the Town of Metomen. Internet access is available through the phone company. Current trends in the telecommunications industry point to a greater demand for high speed internet access and cellular communications in the future, which may lead to more companies wanting to provide services to residents of the Town of Metomen.

### **Power Generation**

Electricity is provided to the Town of Metomen by Alliant Energy. Alliant provides natural gas service to portions of the town. Expansion of this service will occur depending on density of development in the town. WPS is adequately positioned to continue to serve the future needs of the town.

In 2006, Governor Doyle set the State of Wisconsin goal of 25 percent of the energy used in the state to come from renewable sources by the year 2020. The State of Wisconsin has put in place large tax credits and other incentives to encourage companies to invest in this goal. There are companies that have expressed an interest in a part of the town to erect a wind generator farm. One company has paid land owners to consider the installation of wind generators on their land. The Town of Metomen should draft an ordinance to regulate wind farms.

### **Cemeteries**

There are three cemeteries located within the town. Union Prairie is located on STH 44/49. Round Prairie is located on the corner of CTH "T" on the northeast side of Brandon. Both of these cemeteries are operated by the Town. The third cemetery is located on Reeds Corner Road west of Brandon Road, and is maintained by the Reeds Corner Cemetery Association. When properly maintained, cemeteries can be an important and attractive element of the community.

Additional demands in the future should continue to be addressed by the three cemeteries.

### **Health Care**

The Town of Metomen relies primarily on health care providers located in the cities of Ripon, Waupun, Berlin, Appleton, Madison and in the Villages of Brandon and Fairwater. This situation should continue to be adequate during the timeframe of this plan. Health care services wanting to locate in the town should be encouraged to locate within the sanitary district of Brandon and Fairwater.



## **Elderly Care**

The Town of Metomen primarily relies on elderly care providers located in Ripon, Markesan, and Green Lake. Many services are also available to residents of the town from Fond du Lac County Senior Services. This situation should continue to be adequate during the timeframe of this plan. Elderly care services wanting to locate in the town should be encouraged to locate within the sanitary districts of Brandon and Fairwater.

## **Child Care**

There are no licensed child care facilities within the town. Some residents do provide child care in their homes. Properly designed and located child care facilities would be a benefit to town residents. The Villages of Brandon or Fairwater would make a nice location for a future child care facility and would serve the needs of the residents of the town as it increases in population.

## **Emergency Services**

### *Fire Protection*

The Brandon-Fairwater Volunteer Fire Department provides fire protection services to, besides their own villages, the Towns of Metomen, Springvale, and Waupun. The Department participates in county-wide mutual aid agreements with other fire departments in the county.

The Department relies on the public water supply available in the Brandon and Fairwater Sanitary District to supply water needs in fighting fires within the district. The district fills the water tanks with enough water to supply the demands of water uses in the district, to maintain an adequate amount of water pressure in the water lines, and to meet state requirements pertaining to adequate supplies of water in case of emergencies. The Town has procured an additional water supply from AgriLand Co-op, located on CTH "KK" on the north side of the town. This area is the furthest from the Sanitary Districts and will reduce the travel time needed to replenish water in case of a large fire on the north half of the town. The Town has installed a dry hydrant on the Ernest Neuenfeldt property, to insure additional water if needed. Because of the size of the existing building in the district, and the possibility of more large buildings being constructed in it, it is important that the Brandon-Fairwater Volunteer Fire Department has the ability to adequately and efficiently fight fires that could occur in large buildings within the district. Fighting large fires requires an enormous amount of water.

Due to fire protection concerns, the Brandon-Fairwater Fire Board should meet to consider requiring that new buildings of a specific size, building remodeling of a specific size, and building expansions of a specific size that have a fire flow need that exceeds the available water supply in the district be required to install a reportable fire detection and/or a fire suppression system to minimum fire risk to the structure. This requirement should also include hazardous occupancies that pose significant fire risk, which are buildings that house such uses as repair garages and industrial use facilities, among others. The district and the fire department should also discuss trying to coordinate the amount of water kept in the water tank so as to keep efficiencies within the water system and to try to provide an amount of water available for the department to use in case of a large-scale fire.



*Police Protection*

The Fond du Lac County Sheriff's Department provides police protection and patrol service to the town. This is similar service provided by the Sheriff's department to all other towns within the County that do not have their own service or contract with the Sheriff's department for additional service.

*Ambulance Service*

Ambulance service is provided by the Ripon Ambulance Service for the north half of the town and Brooks Ambulance Service for the south half (see Map 6 in Appendix). Rescue Service is provided by the Brandon-Fairwater Fire Department. First responders who work with the Brandon-Fairwater Fire Department live in the area, which helps provide better emergency service for town residents and people traveling through the town. It is envisioned that this service will continue to be adequate for the length of this plan.

As the town grows in population it should monitor its need for additional emergency services and provide or contract with the appropriate providers for additional protection, if necessary.

**Libraries**

The Town of Metomen relies upon the public Fond du Lac County Library system to meet its library needs. There is no public library located in the town, but the Fond du Lac County Library bookmobile does serve the town. The closest library is located in the Village of Brandon.

**Schools**

The Town of Metomen is served by three school districts (see Map 7 in Appendix). The Ripon School District serves the northwestern portion of the town. The southeastern portion is served by the Rosendale-Brandon School District. The Markesan School District serves a small portion of the southwestern area of the town. The Rosendale-Brandon Elementary School (grades 4K through 8<sup>th</sup>) is in Brandon, while the high school (grades 9<sup>th</sup> through 12<sup>th</sup>) is in Rosendale.

**Government**

The Town of Metomen Town Hall is located at N6971 STH 44/49. The Town Hall is utilized for all of the Town governmental meetings.

The Town Hall is in good condition for its age. The Town replaced all the overhead doors in 2006, and provides maintenance as appropriate.

The major limitation to the Town Hall is the size of the meeting room. It can currently hold only approximately fifteen persons. During elections the space is adequate for no more than four voters at a time.

**Post Office**

Post Offices are located in Brandon and Fairwater. The Post Office in Ripon services the north half of the town.



## **Policies and Programs**

A summary of actions and programs that the Town can undertake to achieve the utilities and community facilities goal and objectives listed in this plan's Issues and Opportunities chapter is provided in this section. Approaches range from specific one-time actions to broad ongoing programs.

### **Sanitary Sewer Service**

1. The town should try to keep future non-sewer development to a minimum in areas where the extension of future sewer and water service is planned.
2. The Town should annually review the extent of the areas to see if the lines should be extended outward.
3. The Town should make all efforts to inform individuals contemplating building in this area that there is a possibility that public sewer and water service will be extended into the area in the future and people living in these areas will have to hook up to these public services.
4. The Town should require surveyors to include a note on proposed Certifies Survey Maps and subdivision plats that are located in these areas indicating that public sanitary sewer and water service may be extended to the area in the future and homeowners will be required to hook up to these public services if such extensions occur.
5. During the building permit process, the Town should advise prospective builders that public sanitary sewer and water service may be extended to areas adjacent to the sanitary district around the Villages of Brandon and Fairwater and existing homeowners will be required to hook up to these public services if such extensions occur.

### **Onsite Sewage Disposal Systems**

1. Support the requirements of Fond du Lac County's private sewage system ordinance that requires, among other things, that all POWTS that are installed or replaced be maintained and serviced, that a licensed plumber or septic inspector certify the POWT every three years, and inspections of all existing onsite sanitary systems occur at the time of sale of the associated residence or building.
2. Disseminate information to all property owners in the town regarding the importance of proper maintenance for private sewage systems and resources available to repair failing systems.
3. Support Fond du Lac County's private sewage disposal system ordinance that requires inspections of all existing onsite sanitary systems at the time of sale of the associated property and the ordinance's mandatory 3-year maintenance program.

### **Water Supply**

1. Provide information via the Town newsletter to Town of Metomen homeowners regarding the importance of testing their wells for contaminants. This may include the use of various WDNR informational handouts and information relating to Fond du Lac County's voluntary well testing program.

### **Recycling**

1. Continue to provide recycling service to town residents.



**Stormwater Management**

1. Continue to support Fond du Lac County's ordinance Chapter 27, that regulates Erosion Control and Stormwater Management.

**Parks and Recreation**

1. The land around the Town Hall should be developed into a park, to further enhance the activities at the Town Hall.
2. The Town should consider a joint effort with the Villages of Fairwater and Brandon in establishing an RV/walking/bicycling trail. The trail could connect the two village parks and provide recreational activities for all the town citizens. It is possible that such a trail could, over time, run to Little Green Lake and Markesan, Ripon and Waupun. The positive financial impact on the involved communities makes such a trail possible. A user fee would fund the maintenance and upkeep.
3. The Town should consider helping in developing a park and recreational site at the historical landmark for the world's largest water wheel. The development of this park could only take place with the joint effort of private parties and the Village of Fairwater. It is very possible that State grants and other funds could be procured.
4. Coordination of park and open space sites and opportunities with conservancy zoning, stormwater management facilities, trails and parkways should also be a particular focus of the plan.

Many similar recommendations are contained in the Agricultural, Natural, and Cultural Resources chapter of the Comprehensive Plan. The Land Use chapter and Future Land Use Plan (Map 2) identify potential locations for a neighborhood parks and a community park,

**Telecommunications**

1. Work with the local telephone and cable companies to ensure that more of the town will have access to high-speed Internet connections in the near future.
2. Ensure that telecommunication facilities are co-located to the greatest extent possible.
3. Ensure that adequate easements and design standards for telecommunication facilities are utilized.

**Power Generation**

1. The Town of Metomen should draft an ordinance to regulate wind farms.

**Health Care**

1. Encourage and promote the location of health care providers, clinics, etc., within the Villages of Brandon and Fairwater.
2. Work with private and nonprofit groups to ensure that elderly residents have transportation to health care facilities.



**Elderly Care**

1. Encourage and promote the location of elderly care providers within the Villages of Brandon and Fairwater.

**Child Care**

2. Encourage and promote the location of child care providers within the Villages of Brandon and fairwater.

**Emergency Services**

1. Maintain the Town's current standard of fire protection and rescue service.
2. Periodically review fire and rescue services to ensure that they continue to meet the needs of the town.
3. In the future, if large equipment needs come up for the fire department, the department should consider working with adjoining fire departments through joint purchases of equipment, which may enable them to provide even better service while keeping costs down.
4. Maintain the Town's current standard of police protection through the Fond du Lac County Sheriff's department and consider contracting for additional patrol services if it is determined that additional service is necessary in the future.

**Libraries**

1. Support the proposed expansion of the Village of Brandon Library.
2. Support continued Fond du Lac County funding of the Fond du Lac County bookmobile, and continue bookmobile visits to sites in the town.

**Schools**

1. Continue to support the school districts that serve the community, for this is an important factor in enhancing growth and prosperity for the town.
2. The Town should keep the school districts informed of any large future developments proposed in the town.

**Government**

1. The Town should require surveyors to include a note on proposed Certified Survey Maps and subdivision plats that are located in these areas indicating that public sanitary sewer and water service may be extended to the area in the future and homeowners will be required to connect to these public services if such extensions occur. During the building permit process, the Town should also advise prospective builders that public sanitary sewer and water service may be extended to areas adjacent to the sanitary district around the Villages of Brandon and Fairwater and existing homeowners will be required to hook up to these public services if such extensions occur.
2. The Town should explore options to increase the size of the meeting space in the Town Hall as soon as is reasonably possible. Grants should be applied for to assist in the cost of such an addition.



## **CHAPTER 7**

### **AGRICULTURAL, NATURAL, and CULTURAL RESOURCES**

In rural communities like the Town of Metomen, agricultural and natural resources define the community's character and impact every resident's quality of life. Agriculture has historically been, and continues to be, the dominant land use activity in Metomen. Land devoted to agricultural use occupies about 77% percent of the land area within the town. There has been a reduction in land devoted to agriculture within the last twenty years because of increased residential development pressures. The results of the public visioning session and other public input indicate that agriculture and the town's natural features are important resources of the Town of Metomen, and the rural nature of the town should be protected.

The top rated issue that came out of the visioning session was "Strive to keep a balance between the need for some development and the retention of the rural, small town country feeling within the town." One of the other top-rated issues was to "preserve the town's natural features."

This plan will examine ways to build upon these resources to establish and promote community identity while preserving the land and the rural way of life the residents enjoy.

#### **Inventory and Analysis**

##### **Soils**

Soil is one of the major building blocks of the environment. It is the interface between what lies above the ground and what lies underneath. The relationship between soil and agriculture is obvious. The relationships between soil and other land uses, however, while almost as important, are often less apparent. In Fond du Lac County, as elsewhere in North America, little attention is given to soils in regard to the location and type of future development. Among the reasons for this is the complacency by many that modern engineering technology can overcome any problems associated with soils. While this is true, the financial and environmental costs associated with overcoming soil limitations can often be prohibitive.

According to the Soil Survey of Fond du Lac County, prepared by the United States Department of Agriculture's Soil Conservation Service, there are 72 different soil types in the town. There are two major soil types. One is the Lomira-Virgin association - well-drained and somewhat poorly drained, silty, moderately permeable soils underlain by calcareous loam till. This soil type is located south of a line running from the northeast corner to the southwest corner of the town. The second major soil type is Theresa-Pella-Lamartine association - well-drained to poorly drained, silty, moderately permeable soils underlain by calcareous loam and sandy loam till. This soil type is northwest of the above described line.

Most of Metomen's soils are well suited to all of the crops commonly grown in Fond du Lac County. Metomen is referred to in historical articles as having the richest soil in Fond du Lac County. Some of these soils have to be drained to be productive. Additionally, soil type should



be reviewed when identifying potential sites for residential development. Map 8 (in appendix) identifies soil limitations for dwellings with basements. These areas are typically located in very wet areas, along wetlands, and where there are very steep slopes.

### **Prime Farmland**

The Soil Survey of Fond du Lac County, Wisconsin, defines prime farmland as soils with capability classes of I and II. Class I soils have few limitations that restrict their use, while Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices. Based upon the soil survey, much of the land in the town is considered prime farmland (see Map 9).

The areas not considered as having prime soils are generally found in the low areas adjacent to the drainage courses or wetlands, and the hilly outcroppings.

### **Productive Agricultural Lands**

The Fond du Lac County Farmland Preservation Plan identifies county farmlands as irreplaceable resources that are necessary to the continued well-being of the county's economy. The protection of these farmlands, therefore, as well as orderly rural and urban growth, is deemed to be in the broad public interest.

Agricultural land is located throughout the town. Based on Table 2-1, the Town of Metomen has about 17,000 acres of productive farmland. This amounts to 77 percent of the town. There has been a consistent decrease in agricultural lands within the town over the past thirty years due to the decline in the agricultural economy and the conversion of agricultural lands to rural residential use.

There are multiple factors that define productive agricultural lands. Soils are included if they are defined as being prime farmland without any limitations in the Soil Survey of Fond du Lac County. If a soil is prime farmland but currently in a developed state, it is not included. Also included are those soils that are currently in a productive state, regardless of prime farmland classification.

The Fond du Lac County Farmland Preservation Plan identifies most of the soils within the Town of Metomen as prime agricultural soils. The classification of these soils was based on several soil characteristics and soil measurements guides. Generally, prime agricultural soils were those in a non-eroded condition that had a predicted crop yield of 85 bushels of corn for grain per acre, a slope less than 6 percent, and a soil capability of Class I or II.

Like most rural towns, the Town of Metomen has experienced residential development pressures. New lot splits for residences have occurred in the town.

As mentioned in Chapter 1, the town wishes to retain its rural lifestyle and small town way of life. Implementation of this plan, particularly the Land Use chapter, will guide the town in implementing policies that encourage the retention of the rural atmosphere of the town.



### **Existing Regulations and Laws Affecting Livestock Facilities**

Because of the changing farm climate, many municipalities in Fond du Lac County are seeing the creation of more large dairy farms. These communities are thinking about enacting local ordinances to regulate these types of farm operations. Before a community determines a need to enact local regulations to regulate large animal farms, it is important for a municipality to have knowledge of and understand the existing county and state regulations presently in place that regulate this type of farm.

Fond du Lac County administers a Waste Management Ordinance, Chapter 14. This ordinance regulates the installation and design of animal waste storage facilities and animal feedlots so as to protect the health and safety of residents and the environment. Permits must be received from the county for animal feedlots that exceed 500 animal units, for construction of any animal waste storage facility, or for any animal feedlot that has received a notice of discharge under Wisconsin Statutes. Animal waste facility and animal feedlot plans need to provide provisions for adequate drainage and control of runoff to prevent pollution of surface water and groundwater. Permits for the above-mentioned uses require separation and setbacks from adjacent properties, from lakes and streams, and vertical separation from groundwater. The ordinance prohibits overflow of manure storage facilities, unconfined manure stacking adjacent to water bodies, and direct runoff to water bodies and it prohibits unlimited livestock access to water of the state where high concentrations of animals prevent adequate sod cover maintenance.

In 2005, the State of Wisconsin enacted a bill (ATCP 51) that establishes standards for the siting of livestock facilities. ATCP 51 requires that the Wisconsin Department of Agriculture, Trade and Consumer Protection adopt and implement rules that incorporate best management practices and siting criteria for the siting of livestock facilities that exceed 500 animal units, or exceed a conditional use permit level set by the local unit of government prior to July 19, 2003, within areas zoned agricultural. Local units of government that choose to regulate the siting of livestock operations will be required to adopt these state standards. Any application for a new livestock operation, or expansion of an existing facility, would be required to be approved if the site meets the state standards. The local unit of government may deny the siting of a large livestock facility if the site is located in a zoning district that is not zoned for agricultural use.

ATCP 51 address soil and water conservation concerns, animal water management and nonpoint source water pollution control. It also consider such factors a setback requirements, air quality, and other conditions applicable to the situation. A local unit of government may only apply more stringent requirements than state standards if it bases the requirements on scientific findings that show a more stringent requirement is needed to protect public health and safety.

The Town of Metomen adopted the Agricultural Livestock Enterprise Ordinance on December 29, 2003. The Ordinance states that an applicant must meet all federal, state, and county regulations, along with those set by the Town prior to receiving a Special Use Permit. It was amended to embrace ATCP 51 in November 2006.

### **Surface Water**

Surface water is one of the most important natural resources available in a community. Lakes, rivers, and streams offer enjoyment, peace, and solitude. Surface waters provide recreational op-



portunities to anglers, boaters, hunters, water skiers, swimmers, sailors, and casual observers. Surface water provide an end-source for drainage after heavy rains, provide habitat for countless plants, fish, and animals, are a source of drinking water for many communities, and are a source of process water for industry and agriculture. Lands immediately adjacent to such water have an abundance of cultural and archeological significance because they were often the location of Native American and early European-American settlements. For all these reasons and more, surface waters are typically the most important natural resource a community contains.

Because of this importance, numerous federal, state, and local laws and regulations have been created to protect surface water. They range from the commerce clause of the United States Constitution to county flood land zoning regulations. The most heavily regulated waters are those that are determined to be natural and “navigable.”

The Town of Metomen contains some surface water resources, the most important of which are the Grand River, West Branch of the Rock River, and Silver Creek (see Map 1).

Two watersheds are located in the Town of Metomen. They are the Green Lake watershed, and the Rock River watershed. A watershed is an area of land where all of the water on it and under it drains to the same place. Within this area of land, all living things are linked by the common waterway.

The protection and preservation of the town’s surface waters should be one of its highest natural resources priorities. Doing so will help establish these waters as a benefit to and attraction of the community, and will address many of the objectives of this plan and many of the important issues raised by the public during the visioning process.

### **Floodplains**

Floodplains are natural extensions of waterways. All surface waters possess them, though the size of the floodplain can vary greatly. They store floodwaters, reduce flood peaks and velocities, and reduce sedimentation. They also provide habitat and serve as filter for pollution.

Like surface waters, the importance of floodplains is recognized and is regulated by federal, state, county, and local government. The State of Wisconsin mandates floodplain zoning for all communities under Wisconsin Administrative Code NR116. These minimum standards must be implemented in order to meet eligibility requirements for federal flood insurance.

For regulatory, insurance, and planning purposes, the 100-year recurrence interval flood hazard area (also referred to as the regional flood) is most often used. This is the land that has a one percent chance of being flooded in any given year. The Grand River and the Rock River have mapped floodplains within the town. Floodplains for particular locations can be found on FEMA flood rate maps.

In addition, flood studies may have been completed by local engineering firms for several waterways as part of development projects or road, bridge, or culvert crossings, so additional floodplain information may be available for portions of streams or small tributaries.



There are several threats to floodplains and the resource values that they represent:

- **Filling**, which might diminish the flood storage capacity of the floodplain. This could have the effect of raising the flood elevation or increasing flow velocities to the detriment of up-stream or downstream properties.
- **Grading**, which can degrade the resource functions of floodplains, such as filtering pollutants or providing habitat.
- **Impediments**, which include encroachment of buildings or undersized culverts and bridge openings. These manmade and natural impediments affect the size and proper functioning of floodplains, and pose potential hazards to adjacent residents and passersby.
- **Impervious surfaces**, which can increase the velocity of the flood flows, increase the number of pollutants, reduce the amount of natural wildlife habitat, and limit the amount of infiltration of stormwater into the ground.

Due to the importance of floodplains for environmental, regulatory, and insurance purposes, it is recommended that flood studies be undertaken for all rivers and streams where development is proposed. Such flood studies should map both the floodway and the flood fringe portions of the 100-year recurrence interval flood hazard area and should be based upon full development of the drainage basin. They should be reviewed and approved by both the Wisconsin Department of Natural Resources and Federal Emergency Management Agency (FEMA). If detailed flood studies are not undertaken and/or do not take into consideration the effects of future development of the watershed, future flooding events may be more extensive and cause greater property damage.

Under current regulatory requirements, the floodways are off limits to development, though development could occur within the flood fringe areas with receipt of appropriate permits and approvals. Agricultural activities can be undertaken and can continue within a floodplain.

### Wetlands

Wetlands are characterized by water at or near the ground level, by soils exhibiting physical or chemical characteristics of waterlogging, or by the presence of wetland-adapted vegetation. Wetlands are significant natural resources that have several important functions. They enhance water quality by absorbing excess nutrients within the roots, stems, and leaves of plants, and by slowing the flow of water to let suspended pollutants settle out. Wetlands help regulate storm runoff, which minimizes floods and periods of low flow. They also provide essential habitat for many types of wildlife and offer recreational, educational, and aesthetic opportunities to the community.

The Wisconsin Wetlands Inventory Map identifies numerous wetlands throughout the town. As shown on Map 1, wetlands are prevalent in the eastern third of the town. The vast majority of these wetlands are associated with drainage courses.

The primary threat to wetlands is filling. Although an array of federal, state, and local regulations help protect them, wetlands (especially smaller ones) are still lost to road construction and other development activities. The draining of wetlands can also occur through tilling and the rerouting of surface water. Some agricultural area is actually former wetlands that would probably revert back to wetland if left alone for a period of time.



Even if wetlands are not directly filled, drained, or developed, they still can be impacted by adjacent uses. Siltation from erosion or pollutants entering via stormwater runoff can destroy the wetland. Previously healthy and diverse wetlands can be reduced to degraded “muck holes”, where only the hardiest plants like cattails can survive. Invasive plant species, such as purple loosestrife, can also negatively affect wetlands.

Under current regulatory requirements, all wetlands are off limits to development unless appropriate permits and approvals are obtained. Under certain situations, agricultural activities may also be regulated within wetlands. In this regard, the Town should take full advantage of federal, state, and county funding and other assistance for the protection of existing wetlands and restoration of drained wetlands. The Town should also consider conservancy zoning where appropriate if it is determined that it has the capability to enforce such zoning, and if it is in the best interests of the town.

### **Environmentally Sensitive Areas**

Environmentally sensitive areas (ESAs) are defined by the Fond du Lac County Planning Department as portions of the landscape consisting of valuable natural resource features that should be protected from intensive development. They include all lakes, rivers, streams, wetlands, floodways, and other locally-designated significant and unique natural resource features. ESAs also include a setback or buffer from these features. In addition, they include areas of steep slopes (twelve percent or greater) when located within or adjacent to any of the features previously noted. Research and experience from throughout Wisconsin indicate that the potential exists for significant adverse water quality impacts if these areas are developed.

Identification and protection of ESAs are required by both state and county regulations under Wisconsin Administrative Code NR121, the Fond du Lac County Sewage Plan prepared by the Fond du Lac County Planning Commission, and the Fond du Lac County Subdivision Ordinance. They are enforced during the review and approval of all land divisions that are regulated by the Fond du Lac County Subdivision Ordinance and/or during review of requests for public sanitary sewer extensions. The intent of the ESAs is to protect water-related natural resource features from the adverse impacts often associated with development. Landowners within the town with water-related natural resource features on their property should contact the Fond du Lac County Planning Commission when considering splitting off land for sale.

In general, development and associated filling, excavation, grading, and clearing are prohibited within ESAs. Certain non-intensive uses, however, such as public utilities and public recreation, are often allowed within these areas. In conjunction with proper erosion control and stormwater management practices both during and subsequent to development within and adjacent to these areas, protection of the ESAs can provide numerous benefits, including;

- Recharge of groundwater.
- Maintenance of surface water and groundwater quality.
- Attenuation of flood flows and stages.
- Maintenance of base flows of streams and watercourses.
- Reduction of soil erosion.
- Abatement of air pollution.
- Abatement of noise pollution.



- Favorable modification of micro-climates.
- Facilitating the movement of wildlife and provision of game and non-game wildlife habitat.
- Facilitation of the dispersal of plant seeds.
- Protection of plant and animal diversity.
- Protection of rare, threatened, and endangered species.

Threats to ESAs are similar to those of floodplains and shorelands. In addition, the quality and effectiveness of ESAs can be severely reduced should adjacent development change drainage patterns or remove native vegetation from the lands within or immediately adjacent to the ESAs, because of the loss of native vegetation, diversity, and habitat.

It is recommended that the Town of Metomen work proactively with the Fond du Lac County Planning Department to identify and educate the town's residents of the importance of the ESAs.

### **Groundwater**

See Map 10 in Appendix

Groundwater begins as precipitation. This precipitation (rain or snow) falls upon the land, and some drains into lakes, rivers, streams or wetlands. Some evaporates back into the atmosphere, and plants take some up. Groundwater is that precipitation that soaks into the ground past plant roots and down into the subsurface soil and rock. A layer of soil or rock that is capable of storing groundwater and yielding it to wells is called an aquifer. There can be a number of aquifers within an area, one above another. The top of the aquifer closest to the ground's surface is called the water table. It is the area below which all the openings between soil and rock particles are saturated with water. Like surface water, groundwater moves from high areas to low areas. It discharges at those places where the water table intersects the land's surface, such as in lakes, streams, and wetlands. The distance such groundwater travels is generally not far.

Groundwater is the source of drinking water in the Town of Metomen. Drinking water for the town is drawn from the groundwater through private wells that vary in depth depending on location. In addition, the groundwater sustains the streams within the town.

It is very important that the groundwater, the Town of Metomen's only source of drinking water, be protected. The greatest threats to groundwater are contamination and overuse. As with any rural and agricultural community, the most common sources of contamination include feedlots, manure storage and spreading, manure pits, irrigation, fertilizers, and pesticides. Overuse of the groundwater is not envisioned to be a problem within the foreseeable future.

To help communities meet the requirements of the federal Safe Drinking Water Act and to protect their drinking water supply, the Wisconsin Department of Natural Resources recommends that all communities undertake Vulnerability Assessments and Wellhead Protection Plans. The DNR will assist with the preparation of these assessments and plans.

Fond du Lac County has a program of inspecting private onsite wastewater treatment systems at the transfer of property ownership to help guard against failing systems. Ensuring functioning



septic systems will protect groundwater used for private wells in the areas served by private sewage systems.

The Town of Metomen took steps to protect the groundwater by passing an ordinance in 1988. The Ordinance Regulating Land Disposal of Industrial Wastewater and By-Products was passed because of a contamination that occurred involving the spreading of wey.

### **Woodlands**

As one might expect, the present vegetative cover of the town has been altered considerably from its original state. Woodlands generally occupy lands within the town that are not good for agriculture. They are predominantly associated with the drainage courses throughout the town. Other wooded areas are associated with wetlands. According to the mapping of the East Central Wisconsin Regional Planning Commission, there are over 1,200 acres of general woodlands in Metomen. The location of woodlands within the town is shown on Map 1.

Development is the primary threat to Metomen's remaining woodlands. Since these areas are prized as settings for residential homes, they are often targeted for development. Intensive development, especially if improperly planned, can destroy the scenic and natural values of the woodlands, and can disrupt the blocks and corridors necessary to provide refuge and passage for wildlife. Loss of these woodlands may also degrade the perceived rural atmosphere of the town.

Other threats to the woodlands of Metomen include improper management (such as the over harvesting or under harvesting of trees), haphazard utility and road construction and maintenance, and the introduction of exotic species and disease. Conservation subdivision development is better for the wooded areas of the town than conventional subdivision development when it is apparent that wooded areas will be developed.

### **Wildlife Habitat**

The best wildlife habitat within Metomen is contained in its woodlands and wetland corridors. Tracts of woodlands and wetlands offer areas for wildlife movement. Wild game birds and mammals found in the town include ducks, geese, woodcock, pheasant, Hungarian partridge, ruffed grouse, cottontail rabbit, gray squirrel, muskrat, mink, raccoon, skunk, opossum, woodchuck, red fox, and whitetail deer.

Preservation of wildlife habitat is another reason why it is very important to protect surface waters, floodplains, shorelands, wetlands, and woodlands. If these areas are adequately protected and preserved, so also would wildlife habitat. Due to federal, state, and local regulations, the threat of the loss of wetland habitat is greatly diminished. Nonetheless, these areas are still affected by development around their edges; by regional issues, such as water quality; and by potential invasion of exotic species.

### **Wildlife Habitat and Threatened and Endangered Species**

Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new development projects. Information on wildlife habitat and threatened and endangered species is available from



the Wisconsin Department of Natural Resources at [www.dnr.state.wi.us/org/land/er](http://www.dnr.state.wi.us/org/land/er). Township-wide occurrences of terrestrial, threatened or endangered species are indicated on Map 11 in the Appendix.

### **Mineral Resources**

Metomen has three operating quarries. Two are located on the east end of Reed Corner Road, and a silica sand quarry is located in the southwest portion of the town on CTH “JJ”.

Nonmetallic mines provide aggregate for construction; gravel and crushed stone for road building; and limestone for agricultural lime applications. In Fond du Lac County, there are a number of active quarries that mine dolomite, sandstone, limestone, and crushed sand or gravel.

The State of Wisconsin first passed a nonmetallic mining law in 1994. The law requires that all nonmetallic mining operations be registered. To be registered, the nonmetallic mineral deposit must be delineated by a professional geologist or registered engineer and certified to be economically viable. Additionally, if the land is zoned, the existing zoning at the time of registration must have allowed mining as a permitted or conditional use. The state law further specifies that the registration lasts for ten years, and could be renewed for an additional ten years. After twenty years, however, the full registration process must be undertaken once again. In addition, the law states that local zoning officials can deny the mining only if they can prove that the mineral deposit is not marketable or that the zoning at the time of the registration prohibited mining.

Wisconsin passed a second nonmetallic mining law, Wisconsin State Statute Section 295.13(1) and Wisconsin Administrative code NR135, in 2000. The state statute and administrative code require that all counties in the state adopt an ordinance in 2001 (consistent with the model ordinance prepared by the Wisconsin Department of Natural Resources) to establish a reclamation program capable of ensuring compliance with uniform state reclamation standards. The administrative code also allows cities, villages and towns to adopt such an ordinance and administer the program within their own jurisdiction at any time. The administrative code, however, further states that the county ordinance will apply to every city, village, or town within the county until such time as the city, village, or town adopts and administers the ordinance itself.

Fond du Lac County adopted a Nonmetallic Mining Reclamation Ordinance on 2001. Most communities in Fond du Lac County, including the Town of Metomen, opted not to adopt and enforce their own mining reclamation ordinance but, rather, allow Fond du Lac County to adopt an ordinance having jurisdiction within Metomen.

Wisconsin’s nonmetallic mining reclamation program requires that nonmetallic mining operators prepare a reclamation plan to state standards. These standards deal with topsoil salvage and storage, surface and groundwater protection, reclamation during mining to minimize the amount of land exposed to wind and water erosion, re-vegetation, site grading, erosion control, and final land use consistent with local zoning requirements.

The presence of this high quality mineral resource within the town, its potential for significant positive economic impacts while creating the possibility for significant negative environmental and land use impacts, and the potential for additional mineral resources being discovered or con-



templated within Metomen, this plan and relevant town ordinances should be subjected to further review and revision. The Town Board should review the town's zoning ordinance regarding nonmetallic mining operations and consider the imposition of conditions, such as requiring non-metallic mining operations to be a set distance away from environmentally sensitive areas and residential uses, identifying appropriate hours for blasting and hauling of aggregate, and utilizing the Fond du Lac County reclamation ordinance to ensure adequate cleanup and reuse of the site when mining is completed.

### **Historic Buildings**

The Wisconsin Architecture & History Inventory (AHI) is an official inventory maintained by the Wisconsin Historical Society (WHS) that tracks historically significant structures, sites, or objects. These sites collectively display Wisconsin's unique culture and history and, therefore, should be noted and protected/preserved when feasible.

Table 7-1 on the following page identifies the properties in the Town of Metomen that are in the Architecture & History Inventory.



**Table 7-1****Properties in Town of Metomen on Wisconsin Architecture and History Inventory**

<b>AHI #</b>	<b>Location</b>	<b>Historic Name</b>
59123	Osborn Rd, South Side, South of CTH KK	Porter Osborn
59124	Brandon Rd, West Side, .4 Miles South of CTH KK	
59126	NW Corner of STH 49 and Reeds Corner	
59127	CTH E, West Side, .15 Miles South of CTH KK	
59128	Radio Rd, East Side, 1.9 Miles South of CTH KK	
59129	Carter Rd, North Side, .3 Miles East of STH 44/49	
59130	Sunny Knoll Rd, North Side, .9 Miles West of CTH D	
59131	Brandon Rd, East Side, .7 Miles North of Sheldon Rd	
59132	Brandon Rd, East Side, 2.3 Miles South of CTH KK	
59134	Carter Rd And STH 44/49, SW Corner	
59135	Watson Rd, North Side, .8 Miles East of CTH E	
59136	CTH E, West Side, 2.2 Miles South of CTH KK	
59150	Sheldon Rd, North Side, .5 Miles West of CTHE	
59151	Sheldon Rd, South Side, .7 Miles East of CTH E	
59152	CTH E, East Side, .6 Miles South of Watson Rd	
59153	Radio Road, West Side, .9 Miles South of Berg Rd	
59154	Berg Rd, South Side, .4 Miles West of STH 44/49	
59155	Sheldon Rd, West of STH 44/49	
59156	West Side of STH 49, 1.3 Miles North of STH 49 East	
59157	STH. 49, West Side	
59158	Brandon Rd, West Side, .3 Miles South of Sheldon Rd	
59159	Sheldon Rd, and RR Tracks, Ne Corner	
59160	Dixon Rd, .5 Miles North of Brandon City Limits	
59161	Unknown	
59162	STH 44-49	Round Prairie
59163	Radio Rd, East Side, .8 Miles North of STH 44	
59164	CTH E, West Side, .8 Miles North of STH 44	
59165	CTH E, West Side, .6 Miles South of STH 44	
59166	1/4 Mi. SW of Intersection of STH 49 and CTH E in Center of	
59167	STH 44, South Side, 1.3 Miles West of CTH J	
59168	CTH JJ, North Side, 1 Mile East of CTH E	
59169	STH 44, South Side, .8 Miles West of CTH J	
59170	STH 44, South Side, .4 Miles West of CTH J	
59171	NW Corner of CTH JJ and CTH J	
59172	Intersection of CTH J and STH 44, SW Corner	
59173	NE Corner of Intersection of Radio Rd and CTH JJ	
59174	CTH J, East Side, .3 Miles North of CTH JJ	
59175	Brandon Rd, West Side, .5 Miles North of CTH JJ	
59176	STH 103, North Side, .4 Miles East of STH 49	
59177	STH 103, South Side, .4 Miles East of STH 49	
59583	CTH E, West Side, .6 Mile South of STH 44	

Source: Wisconsin Historical Society



The Town should work with the WHS to consider appropriate designation and preservation of potential historic sites to maintain examples of the town's culture and history.

### **Archeological Resources**

Archeological sites are windows to the past. They provide information and insight as to the culture of the previous residents of the Town of Metomen. Current state law gives protection to all human burial sites. There are also programs and restrictions relating to other archeological sites. Developing these sites before they can be catalogued and studied is the threat to this resource.

No prehistoric cemeteries have been identified in the town. Historic cemeteries in the town include Round Oak Cemetery and Union Prairie Cemetery.

Because of the importance of archaeological sites to the preservation of the town's culture and history, it is recommended that the affected property owner and the Town consider appropriate designation and preservation of these sites as they are discovered.

### **Recommended Policies, Programs, and Actions**

There are many avenues the Town of Metomen can take to achieve the agricultural, natural, and cultural resources goals and objectives listed in the plan's Issues and Opportunities chapter. They range from specific one-time actions to broad ongoing programs. These recommendations are addressed in this section.

#### **Farmland Preservation**

The Wisconsin Farmland Preservation Program provides tax credits for landowners who keep their land in agricultural use and utilize soil conservation techniques. The Town should support this state program because of the amount of tax credits received by town residents from the State of Wisconsin, and because of the benefit of preserving agriculture in the town.

#### **Purchase of Agricultural Conservation Easements**

Some communities have had success with the purchase of agricultural conservation easements, also known as the purchase of development rights. This farmland preservation tool benefits the farmer - and the community - in many ways. The farmer can benefit financially on the development potential of the land while still keeping it in production. The farmer maintains all other rights to the land, including the right to live on it and farm it, and to exclude trespassers. The farmer may enjoy reduced income taxes and estate taxes. The monies received for the easement can be used for farm improvements, making the farm more productive and economically palatable to the community. Finally, the community will enjoy all the environmental, aesthetic, and economic benefits of farming while preserving a large area of productive farmland.

While this tool is an effective one for preserving farmland, it is expensive, and communities should understand this fact before determining to go this route. The Town can explore many different options for funding this program, including an increase in building permit fees or property taxes. Metomen could also explore potential state or federal grant programs that would assist the Town in funding these efforts, including the Farmland Preservation Program sponsored by the



USDA. This program helps state, tribal, or local government entities purchase development rights to keep productive farmland in agricultural use. If the land qualifies, the USDA has provided up to fifty percent of the cost of purchasing the easement. To qualify, farmland must:

- Be part of a pending offer from a state, tribe, or local farmland preservation program.
- Be privately owned.
- Have a conservation plan.
- Be large enough to sustain agricultural production.
- Be accessible to markets for what the land produces.
- Have adequate infrastructure and agricultural support services.
- Have surrounding parcels of land that can support long-term agricultural production.

The Town of Dunn in Dane County has been successful in preserving its agricultural land using purchase of development rights. Dunn has received multiple Farmland Preservation Program grants to help with its efforts, allowing them to preserve over 1,700 acres of valuable farmland.

### **Creation of Parks**

When not located to serve a densely developed area, specific future locations of parks should, if possible, include or be located adjacent to natural resource features, such as woodlands, wetlands, stream corridors, and scenic, historic, or archaeological sites of importance to the town. This allows greater public accessibility to natural and cultural resources, and potentially enhances their protection through public ownership. It can also allow for connectivity of parks through natural resource corridors. Future parks and recreational facilities should also be coordinated with adjoining communities, and Fond du Lac and Green Lake Counties, to allow for potential regional trails, avoid redundant or competing facilities, and foster cooperation and efficiency.

The development of a park in conjunction with the Laper Water Wheel, and a trail that would connect Brandon and Fairwater, and possibly other communities, should follow this criteria.

### **Conservancy Zoning**

It is recommended that the Town review the County Shoreland/Floodplain Zoning Ordinance to determine if that ordinance is sufficient for the protection of natural area within the town. If it does not meet the Town's needs, the Town should create its own conservancy zoning and add it to the existing Town Zoning Ordinance so it can address issues important to the town. It is critically important that if the Town chooses to implement this zoning tool it establish strict criteria that would be used to delineate and designate conservancy zoning boundaries. It could include such natural features as blocks of woodlands, wetlands, floodplains, drainage ways, and scenic areas within the zoning classification. The aforementioned areas also contain significant wildlife habitat and threatened and endangered plant and animal species. The conservancy zone should only allow uses within the zone that are compatible with preserving the natural resources. The conservancy zone should have standards, such as setbacks and erosion control measures, to protect the value of the resource within it.

This zoning classification provides several benefits relating to protection of natural resources. It will provide greater protection of these important features through the regulations contained



within it. It will allow the zoning map to more clearly identify the areas where development can and cannot occur if areas, such as wetlands, are zoned as conservancy. Even though other governmental regulations exist to prevent destruction and development within a wetland, for example, the location of a wetland may be unknown to the existing property owner or prospective developer who may think the land is entirely usable for development. The conservancy district also provides additional areas for stormwater management, recreation and open space, and buffers between various land uses.

### **Promotion of Flexible Development Practices**

The promotion of flexible or alternative development approaches and zoning techniques can help preserve the agricultural and natural resources within the town. Too often municipal zoning ordinances lack flexibility and the ability to approve development techniques that may do a better job of preserving the natural resources of a community. A community must be willing to consider a variety of alternatives and options if the end result will yield positive results for the community.

To promote development practices that preserve more of the natural areas of the community compared to conventional development practices, greater flexibility and incentives should be inserted into Metomen's development codes. Developers and Town officials should promote a harmonious relationship between the natural landscape and built environment, and strive to encourage preservation of natural areas within areas proposed for development. Conservation subdivisions with common open space, and other alternative development methods to maintain natural resource features, should be encouraged for developments that contain natural features that a community wants to preserve. Allowing reduced lot sizes, smaller setbacks, and/or narrower streets in exchange for preservation of natural resources should also be considered as an alternative to conventional subdivisions if a community allows such residential development activity to take place outside of a sanitary district.

New subdivisions can be designed to preserve natural drainage patterns, reduce fragmentation of wildlife habitat, and limit the amount of impervious surfaces, such as roads. By clustering development on a site, large environmentally sensitive areas can be left as preserved open space.

### **Education and Citizen Participation**

Spreading knowledge of the importance of the town's natural resources and ways to maintain them is an essential implementation tool. Educating property owners along creeks about non-point source pollution and providing tips on landscaping and buffering to prevent this pollution can help to achieve improved water quality. Periodic pamphlets or newsletters could be mailed to Metomen's residents to provide information on issues relating to natural resource protection. Water resource educational materials are available from the WDNR.

The Town should consider erecting signs that identify the names of creeks at road crossings. These signs are an excellent way to raise awareness of drainage ways. Unnamed creeks could have names established, perhaps by honoring landowners along them or through school naming contests, as another way of raising awareness of the importance of these features and getting people to think about these same features.



## Summary of Recommendations

1. The Town of Metomen should encourage and support the efforts of the Fond du Lac County Land and Water Conservation Department and the Natural Resources Conservation Service to protect the soil resources of the town. This would include support of agricultural best management practices as conservation tillage, crop rotation, and control of livestock access to streams.
2. The Town should continually update the Agricultural Enterprise Ordinance to ensure the community needs are met, while protecting and encouraging large-scale farming operations.
3. The Town should support the Fond du Lac County construction site erosion control and stormwater management ordinance.
4. The Town should continue to implement the Fond du Lac County Farmland Preservation Plan and preserve the town's productive agricultural lands through proper zoning and planning.
5. The Town should attempt to steer as much future development in the Villages of Fairwater and Brandon sanitary district if the district is able to serve the additional development.
6. The Town should encourage and support the efforts of the Fond du Lac County Land and Water Conservation Department and others regarding installation of stream buffers. This is likely the single most effective means to protect and even improve the water quality of the town's streams and drainage ways.
7. The Town should be willing to adopt flexible zoning techniques for future development to have less of a detrimental impact on the environment.
8. For areas in the town that include natural features that the town wants to preserve but also may be developed for residential use, the Town should consider requiring conservation subdivisions to be the only means to develop such areas.
9. The Town should consider requiring flood studies prior to land division or development adjacent to its streams and drainage ways when such studies do not exist and when benefits would result from the study
10. The Town should encourage and support the Fond du Lac Zoning Department's floodplain and shore land zoning efforts, particularly as they relate to protection of the town's streams, drainage ways, and wetlands.
11. The Town should consider pedestrian and bicycle trails on adjacent rights-of-way next to corridors mentioned previously in this chapter if the possibility for utilization of the corridor is impractical or is politically or fiscally not attainable.
12. The Town should consider the value of undertaking a Groundwater Vulnerability Assessment and, if warranted by the findings of the assessment, a Wellhead Protection Plan as well.
13. The Town should inventory and consider protection of its identified historic structures in order to preserve remnants of the town's history and culture.
14. The Town should review the Zoning Ordinance to see if additional requirements could be added to include requiring setbacks from environmentally sensitive areas, and identifying other potential conditions deemed necessary by the Town.



## **CHAPTER 8**

### **INTERGOVERNMENTAL COOPERATION**

Cooperation between neighboring and overlapping units of government is one of the primary goals of the Wisconsin Comprehensive Planning Law, and the multi-jurisdictional planning effort, of which this plan is a component, in order for the town to work with its neighbors, Fond du Lac County, the State of Wisconsin, and other units of government. Working cooperatively is especially important since many issues, such as stormwater management and traffic, do not recognize municipal boundaries. Actions of one municipality oftentimes can have significant impacts on adjacent municipalities. This is especially important to the Town of Metomen because of its relationship with the Villages to Brandon and Fairwater and concerns about annexations of land out of the town into the villages were high ranking concerns that came out of the visioning session with town residents.

The intent of the Intergovernmental Cooperation chapter is to analyze the existing relationships between the town and other units of government and identify means of working cooperatively toward the goals and objectives identified in the Issues and Opportunities chapter of the plan.

#### **Analysis of Governmental Relationships**

##### **Ripon, Rosendale-Brandon, and Markesan School Districts**

The school districts have a number of clubs that could be utilized as resources to provide service to the town, such as the Future Farmers of America (FFA). Currently, the FFA grows flowers and shrubs, which the town could purchase for plantings. These cooperative ventures could be expanded to include exotic plant species abatement, such as purple loosestrife. Cooperative efforts such as these would provide an educational opportunity and a valuable public service at the same time.

##### **Adjacent Local Governments**

###### *Villages of Brandon and Fairwater*

The town and the two villages currently have a good working relationship, though over the past decade little has changed in the communities. Before a contentious relationship develops, the three governmental agencies should meet at least once a year to discuss upcoming changes in their prospective jurisdictions, and how the Town could help or partner with the Villages to facilitate the changes.

Some of the discussion topics could include, but are not limited to, boundary agreements, garbage and recycling contracts, joint cooperation on annexation proposals, sanitary sewer and water service, police protection, community center, provision of public service, parks and recreation, and trying to keep affected property owners involved with annexation discussions.

It is important that the Town do whatever is practical and prudent to put together a comprehensive boundary agreement between it and the Villages of Brandon and Fairwater that will include



all areas of the town adjacent to the villages with the goal of protecting as much of the town as possible from future annexations to the villages.

#### *Town of Green Lake*

The Town of Green Lake is located adjacent to the western boundary of the Town of Metomen in Green Lake County. No representative from the Town of Green Lake attended an intergovernmental meeting set up by the Metomen Town Board to discuss intergovernmental issues or concerns with adjacent communities.

#### *Town of Ripon*

The Town of Ripon is located adjacent to the north boundary of the Town of Metomen in Fond du Lac County. No representative from the Town of Ripon attended an intergovernmental meeting set up by the Metomen Town Board to discuss intergovernmental issues or concerns with adjacent communities.

#### *Town of Springvale*

The Town of Springvale is located adjacent to the east boundary of the Town of Metomen in Fond du Lac County. No representative from the Town of Springvale attended an intergovernmental meeting set up by the Metomen Town Board to discuss intergovernmental issues or concerns with adjacent communities.

#### *Town of Alto*

The Town of Alto is located adjacent to the south boundary of the Town of Metomen in Fond du Lac County. No representative from the Town of Alto attended an intergovernmental meeting set up by the Metomen Town Board to discuss intergovernmental issues or concerns with adjacent communities.

### **Counties**

#### *Fond du Lac County*

Fond du Lac County engages in a significant amount of activities within the Town of Metomen. Police and other protection services are provided by the Sheriff's Department to all residents and businesses. The Town and County actively cooperate in the area of county highway maintenance and improvement projects. The County Planning Department administers and enforces shoreland-floodplain and sanitary ordinances. The Health and Human Services Department provides social service programs to eligible town residents. The Town will continue to keep Fond du Lac County informed of its development trends and issues as they arise.

#### *Green Lake County*

The Town will continue to keep Green Lake County informed of its development trends and issues as they arise.

### **Region**

The Town of Metomen is located within the geographic area of East Central Wisconsin Regional Planning Commission (ECWRPC), but is currently not a member. The ECWRPC provides plan-



ning, ordinance writing, economic development, mapping, environmental studies, and grant writing to member communities within its region.

### **State of Wisconsin**

The Town has a number of cooperative relationships with state agencies. The Department of Natural Resources and Department of Transportation were provided with copies of the draft chapters that are relevant to their areas of expertise for review and comment.

#### *Wisconsin Department of Commerce*

The Town has not yet utilized the resources available from the Wisconsin Department of Commerce (Commerce). Commerce provides technical expertise and financial aid in the areas of housing, public facilities, and economic development. The Implementation chapter contains a more detailed description of the programs that Commerce offers.

## **Existing and Potential Intergovernmental Conflicts**

### **Potential Annexations**

The most likely potential intergovernmental conflict would be Town of Metomen property owners petitioning the Villages of Brandon and Fairwater for annexation. Annexations have taken place in the past. This will become more of an issue as the villages continue to grow and the demand for services, such as public water and sewer, and land to house the growing population continues to increase.

### **Processes to Resolve Conflicts**

There are a number of processes that the Town and the surrounding communities could utilize to resolve or prevent conflicts in the future outside of the legal system, which should be the last resort. These methods include cooperative planning, informal negotiation, facilitated negotiation, mediation, and binding arbitration.

A boundary agreement between the Town and the Villages of Brandon and Fairwater should be a goal for all of the municipalities. For a boundary agreement to be reached and to be effective, both parties must negotiate in good faith and understand that both sides must give and take for a settlement to be agreeable to both parties.

## **Summary of Recommendations**

To achieve the goal and objectives of this element of the plan, the Town should:

1. Discuss with representatives of the Villages of Brandon and Fairwater cooperative planning for future land uses and street patterns within the villages' extraterritorial areas.
2. Start boundary decisions and work on a comprehensive boundary agreement with the Villages of Brandon and Fairwater.
3. Work with the Fond du Lac County Park Department to create a RV/bicycle/walking trail between the Villages of Brandon and Fairwater, and beyond.



4. Establish an ongoing meeting schedule with representatives of the surrounding communities to discuss land use, transportation, stormwater, and other planning issues that transcend municipal boundaries.
5. Share meeting agendas and minutes with the surrounding communities and school districts to increase intergovernmental cooperation and awareness of planning issues.
6. Inform the appropriate school district of any large residential development plans contemplated in the town.
7. Continue to participate in intergovernmental agreements for fire, police, and emergency rescue services.
8. Consider and explore opportunities for cost savings through consolidation of government services with other municipal units of government.
9. Request incorporation of the Town of Metomen Comprehensive Plan into the East Central Regional Planning Commission Master Plan for the region.
10. Work with the East Central Wisconsin Regional Planning Commission to promote cooperative intergovernmental economic development activities and strategies to strengthen the region's economic vitality.
11. Continue to cooperatively work with the Wisconsin Department of Transportation on the safety consideration at the intersection of CTH "KK" and STH 44/49.



## **CHAPTER 9**

### **IMPLEMENTATION**

The completion of the Town of Metomen's Comprehensive Plan should be celebrated as a significant milestone in providing guidance for the future development of the town. The key to the success of a comprehensive plan, however, lies in its implementation. There are several land use regulatory tools and administrative mechanisms and techniques that can be utilized as implementation tools for the plan. While the Implementation chapter does not include all of the recommendations of the comprehensive plan, it does summarize the various implementation tools and related action steps toward its implementation.

#### **Ordinances**

##### **Zoning Ordinance**

Zoning is the most common regulatory device used by municipalities to implement plan recommendations. The major components of zoning include a Zoning Ordinance and a Zoning District Map. The zoning ordinance includes specific language for the administration of the regulations. Included in the text are definitions, district use requirements, administrative procedures, sign and parking regulations, and other elements. The companion zoning district map defines the legal boundaries of each specified zoning district of the zoning ordinance.

##### **Action Steps**

1. When the Town considers future rezoning, conditional use, or variance requests, it is important that the various goals, objectives, and recommendations of the Plan are considered and used as a guide in the rezoning process. Whenever a decision is reached either approving or disapproving rezoning requests, the specific goals, objectives, policies, or other Comprehensive Plan concepts that the decision is based upon should be noted as part of the record.
2. If a zoning map request is contrary to the recommendations of the Comprehensive Plan and the Town determined that the zoning request is logical and should be made, the Town must amend the comprehensive plan prior to making the zoning change in order to follow state law and to ensure that the zoning change is consistent with the comprehensive plan.
3. The Town's Zoning Ordinance should be revised to promote concepts from the comprehensive plan, such as mixed land uses, zero setback commercial development, conservation subdivisions, and traditional neighborhood developments.
4. The Town should consider establishing design requirements for commercial and industrial development in the town.
5. Amendments to the Town Zoning Ordinance and changes to the Town Zoning Map must follow the process identified in the Zoning Ordinance.
6. Consider developing a housing maintenance code to help ensure an adequately maintained housing stock.
7. Amend the Zoning Ordinance to eliminate barriers to conservation subdivisions.
8. Update the Town's Zoning Map and change it to a digital format to increase the accuracy of the map and make it into a product that can be quickly and accurately updated.



9. The Town should consider adopting a zoning policy requiring that a plat of survey be done for any situation where only a portion of a parcel is rezoned and a new parcel is not created.

### **Subdivision Ordinance**

Subdivision regulations govern the process by which lots are created out of larger tracts of land. These regulations seek to ensure that the subdivisions appropriately relate to the geography of the site and existing and future public facilities. New subdivisions must also be consistent with the community vision as outlined by the comprehensive plan.

#### **Action Steps**

1. The Subdivision Ordinance should ensure that new development is consistent with the comprehensive plan. It is especially important in regards to encouraging neighborhood developments that are “walkable,” “livable,” and “varied,” as stated in the plan. The Subdivision Ordinance should contain design standards for open space, street widths and connectivity, sidewalks, trails, street trees, stormwater management, and other components of the comprehensive plan.
2. The Subdivision Ordinance should include standards for conservation subdivisions where the preservation of environmental features is desired.
3. The Town should review the Comprehensive Plan’s components and recommendations and use them as a guide in the review process when considering land divisions. Whenever a decision is reached either approving or disapproving land division requests, the specific goals, objectives, policies, or other comprehensive plan concepts that the decision is based upon should be noted as part of the record.
4. The Town should put together a checklist to be used by the Town of Metomen Plan Commission when reviewing proposed subdivision plats and Certified Survey Maps to help ensure that proposed plats and maps meet the requirements within the Town Subdivision Ordinance and that the Town is consistent in its review of such maps and plats.
5. The Subdivision Ordinance should be reviewed to ensure that all the existing requirements contained within the ordinance are needed and are what the Town is looking for.

### **Historic Preservation Ordinance**

Historic preservation ordinances are designed to help maintain the character of historically important buildings by preserving existing structures and facades, providing alternatives to demolition, and improving the compatibility of new adjacent buildings. A historic preservation ordinance can also be a catalyst for collecting and preserving the local history to the community.

#### **Action Steps**

1. Establish priorities for historic and cultural buildings and encourage rehabilitation and maintenance rather than the demolition of these structures.
2. Seek sources of grant funding to assist property owners in the rehabilitation and maintenance of historic structures.
3. Work with volunteers to capitalize on the value of these historic resources and information through integration through local history programs with the local School Districts.



## **Wind Ordinance**

With the cost of energy, alternative forms of energy will become increasingly important. Harnessing the wind to produce electricity is an alternative form of energy that is likely to increase in popularity in the future. Communities should have ordinances in place in the event that such land uses are proposed for development in their communities.

### **Action Steps**

- The Town should consider adopting a wind ordinance based on a model ordinance prepared by the State of Wisconsin.

## **Official Map**

An Official Map is a regulatory tool utilized by a community to project and record future municipal improvements. It is commonly used to identify existing streets and planned improvements, but an Official Map can also be utilized to identify recreation areas and municipal facilities. Once an area is identified on an Official Map, no building permit for a use other than the proposed use on the Official Map may be issued for that site unless the map is amended.

### **Action Steps:**

1. The Town should take the necessary steps to adopt an Official Map. The Official Map should reflect the recommendations of the Town's Comprehensive Plan where applicable. Items that can be included on an Official Map are transportation improvements, future park sites, future parkways and trails, utility rights-of-way, and other public facilities.
2. Any area development plans previously adopted by the Town should be reflected on the Official Map.
3. Future amendments to the Official Map should be reviewed to determine if they are consistent with the recommendations of the comprehensive plan.

## **Capital Improvements Program**

Another important device for comprehensive plan implementation is the development of a Capital Improvements Program (CIP). The program is designed to annually schedule public works projects within a specified period of time, which usually encompasses a period of five to ten years. A CIP that is consistent with the comprehensive plan will provide a monitoring tool to ensure that public works projects are located and scheduled with thorough consideration of each of the plan's chapter recommendations.

### **Action Steps**

1. The Town should update and review the priorities and schedules for public works projects, such as road construction and maintenance, park development, and acquisition.
2. Annual updates to the Capital Improvements Program should occur, and these updates should review and address the recommendations of the Comprehensive Plan.



## **Building and Housing Codes**

A building code is a set of regulations that describes standards for the construction of new buildings or the remodeling of existing buildings. The Town uses the State of Wisconsin Building Code to promote the safety of new buildings and alterations to existing buildings. The housing code defines standards for how a dwelling unit is to be used and maintained after it is built.

### **Action Steps**

1. The Town should continue to enforce the Town of Metomen's Building and Mechanical Code Ordinance and the State of Wisconsin's Unified Dwelling code (UDC).
2. The Town should continue to enforce the Town of Metomen's Public Nuisance Ordinance.

## **Outdoor Recreation Facilities**

The Town does not yet own any park and recreation facilities, but recommendations within the plan discuss the possibility of the Town working with the Villages of Brandon and Fairwater to develop recreational opportunities.

- Consider developing a comprehensive outdoor recreation plan to provide an overall vision for recreational uses and provide eligibility to the Town for WDNR stewardship funds for recreational activities and land purchases.
- Consider the expansion of the Town Hall in conjunction with a park on the Town property.
- The Town should explore state and federal recreation grant opportunities to add recreational options for its residents.
- Consider the development of a historical park by the Laper Water Wheel. This would require a joint effort with private parties and the Village of Fairwater.
- Explore the possibility of developing an ATV/bicycle/pedestrian trail.
- Utilize the Comprehensive Plan as a guide for the potential locations of new parks, either through active acquisition or parkland dedication.

## **Local Zoning Decisions Consistent With Comprehensive Plan**

The state comprehensive planning statute requires that beginning on January 1, 2010, specific actions by municipalities be in compliance with the adopted municipal comprehensive plan. This includes actions on establishing or amending the local official map, the local subdivision ordinance, and the local zoning ordinance, including the zoning map. As a zoning example, if a community wishes to change the zoning of a particular parcel of land and the local comprehensive plan recommends a specific use for the property that is contrary to the rezoning request, the community must not change the zoning unless the plan is in compliance with the request. If such a zoning change makes sense to the community, it should first amend the comprehensive plan according to the amendment process, making the proposed zoning change in compliance with the comprehensive plan, and then initiate action on the rezoning change.



## Comprehensive Plan Review and Update

Planning is not static. It is a continuous, ongoing process that is subject to change. It is also at the mercy of many forces over which a municipality has very little or no control (economic conditions, weather, birth rates, etc.). Therefore, if the Town Comprehensive Plan is to remain a useful document, the plan must be reviewed on an annual basis to ensure that it reflects the conditions present at the time and any changes and developments that may have occurred over the previous year.

### Action Steps

1. The public should be notified and provided an opportunity to comment on proposed amendments to the comprehensive plan. The Town must follow the procedures identified in state law to amend the comprehensive plan. The procedures include the Town Plan Commission making a recommendation on the proposed amendment to the plan by majority vote of the entire commission, the Town holding a public hearing on the proposed amendment request preceded by a Class 1 notice that is published 30 days prior to the public hearing on the proposed amendment request, and ultimate adoption of the amendment via an ordinance adopted by the Town Board. In evaluating how a proposed amendment would meet the amendment criteria, the Town should consider neighborhood opinion while keeping in mind the goals of the town as a whole. Options for soliciting additional public opinion could include direct mail survey forms, neighborhood meetings, and open house meetings. State law also requires that the Town send a copy of the adopted amendment to adjacent governmental units, the Wisconsin Land Council, the Wisconsin Department of Administration, the regional planning commission in which the municipality is located, and the public library that serves the area in which the local governmental unit is located.
2. Criteria should be adhered to when considering amendments to the comprehensive plan. Amendments should be approved only if they are determined to be in the public's best interest, and this determination should be based on a review of all applicable principles from the following:
  - How the proposal is more consistent with applicable policies of the Comprehensive Plan than the existing designation.
  - How the proposal is more consistent with each of the following objectives than the existing designation (consistency is not required where the objective is clearly not applicable to the type of proposal involved):
    - Discourage sprawl and strip commercial development.
    - Provide uses that are functionally integrated with surrounding areas in terms of land use.
    - Provide development that is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping.
    - Conserve or enhance significant natural and historical features.
    - Provide significant economic development opportunities and broadening of the town's economy.
3. Plan amendments or changes should be made only after a determination by the Town that a change in circumstances has occurred since the original land use designation and the change is in the best interests of the town.



4. The review and evaluation of proposed Comprehensive Plan map changes should consider both the likely and possible future use of the site and associated impacts.
5. The review of individual Comprehensive Plan map or policy amendments should consider the cumulative transportation, land supply, and environmental impacts of other plan amendments that have occurred.
6. The Town of Metomen's Plan Commission should prepare a brief annual report. This report should summarize how the Comprehensive Plan was used to direct major spending, regulatory, and construction decisions, how development has or has not coincided with the recommendations of the plan, and how community circumstances have changed which have necessitated recommendations for appropriate comprehensive plan amendments by the town
7. The Town of Metomen Plan Commission should undertake a yearly review to determine which recommendations from the various plan chapters were implemented and which recommendations still need to be implemented.
8. If a zoning map request is contrary to the recommendations of the Comprehensive Plan and the Town has made a determination that the zoning request is logical and should be made, the Town must first amend the comprehensive plan prior to making the zoning change in order to follow state law and to ensure that the zoning change is consistent with the comprehensive plan.
9. The Town should consult annually with other governmental agencies and neighboring communities to get their input regarding how their community activities related to the recommendations of the Town of Metomen Comprehensive Plan.
10. The Town should complete a formal review of the entire Comprehensive Plan at least once every five years. Revisions should be made if the review determines that particular portions of the Plan are out of date, or if particular portions of the Plan are not serving their intended purpose.
11. At least once every ten years, the Plan should be reviewed and rewritten using a formal process that includes a citizen's advisory committee similar to the committee used to develop this plan.

## **Keeping Boards and Commissions Current**

The makeup of the Town Board, the Town Plan Commission, the Town Zoning Board of Appeals, and other Town boards or commissions changes quite often because of a variety of factors. It is vitally important that the membership of the various Town boards and commissions have a thorough understanding and knowledge of the Town of Metomen Comprehensive Plan and the Town of Metomen Zoning Ordinance. Many of the decisions faced by the various boards and commissions must be based on information contained within the Comprehensive Plan. Most land use decisions made by the Town Board and the Town Plan Commission must be based on and conform to the recommendations of the Comprehensive Plan. Without an understanding of the Comprehensive Plan, decisions made by Town officials could be overturned by legal challenges.



**Action Steps**

1. All new members of the Town Board, the Town Plan Commission, and the Town Zoning Board of Appeals should receive a copy of the Town of Metomen Comprehensive Plan and have a thorough understanding of the Plan and the relationship of the Plan to land use decisions that the Town will be required to make.
2. The Plan Commission and Town Board should meet to discuss their differences if situations arise where the Town Board continually makes decisions contrary to the recommendation to the Plan Commission.

**Keeping the Public Informed**

One of the best ways to keep residents involved in town government and to make residents aware of what issues are affecting the town is to provide adequate communication about such things. With the use of such tools as newsletters, flyers, and a town website, awareness of town issues and town government operations can be communicated to the residents.

**Action Steps**

Continue to utilize the Town newsletter and website to keep people informed of Town government actions.

**Potential Funding Sources**

Some of the recommendations in the Plan may be implemented with the help of various sources of funds besides local property taxes. There are a number of grant programs administered by state and federal agencies, including the Wisconsin Department of Administration, Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, and Wisconsin Department of Transportation. At the federal level, the Environmental Protection Agency, Department of Agriculture-Rural Development, and the Department of Commerce-Economic Development Agency all provide sources of funding.

Typically, grant programs require a local match. The local match, however, can usually include a combination of local tax dollars, in-kind service, and/or private donations. Each grant program has its own set of guidelines regarding eligible projects and financing mechanisms, and should be reviewed before applying.

In addition to the following sampling of programs, the State of Wisconsin is currently updating the Wisconsin Catalog of Community Assistance (WCCA). When available it will provide a comprehensive list of state aid programs. If the Town decides to pursue any of the grant programs listed in this section, the Town should first contact the appropriate state or federal agency for details.

**Wisconsin Department of Administration**

The Wisconsin Department of Administration offers the federal HOME Investment Partnership Program (HOME). HOME was created to help produce housing opportunities for households that earn not more than eighty percent of County Median Income (CMI). The Department of



Administration-Division of Housing & Intergovernmental Relations (DHIR) annually receives approximately \$13 million of HOME funds.

The State of Wisconsin provides HOME funds through the Division of Housing & Intergovernmental Relations to local governments, housing authorities, and nonprofit organizations through several different subprograms. The state distributes these funds through a variety of decentralized approaches using formula and competitive application processes. Former grant recipients also accumulate funds through receipt of program income. Local sponsors have considerable flexibility in developing the affordable housing opportunities that are most needed in their respective communities. Applicable programs include:

- Home Rehabilitation (HBR) Program.
- Home Rehabilitation & Accessibility (HRA) Program.
- Rental Housing development (RHD) Program.
- Rental Rehabilitation Program (RRP).
- Wisconsin Fresh Start Program.

Detailed information regarding the HOME programs offered through the Wisconsin Department of Administration can be found at [www.doa.state.wi.us/dhir](http://www.doa.state.wi.us/dhir) or the East Central Regional Planning Commission.

### Wisconsin Department of Commerce

The Wisconsin Department of Commerce (Commerce) has a broad range of financial assistance programs to help communities undertake economic development. Commerce maintains a network of area development managers to offer customized services to each region of Wisconsin.

Programs administered through Commerce include:

- **Brownfields Initiative** – Provides grants to individuals, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs.
- **Community-Based Economic Development Program (CBED)** – Designed to promote local business development in economically distressed areas. The program awards grants to community-based organizations for development and business assistance projects, and to municipalities for economic development planning. The program helps the community or community-based organizations plan, build, and create business and technology-based incubators, and it can also capitalize an incubator tenant revolving loan program.
- **CDBG – Blight Elimination and Brownfield Redevelopment Program-** Can help small communities obtain money for environmental assessments and remediate brownfields.
- **CDBG – Emergency Grant Program-** Can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events.
- **CDBG – Public facilities (CDBG – PF)** Helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low-moderate income residents.
- **CDBG – Public Facilities for Economic Development (CDBG-PFED)** – Offers grants to communities to provide infrastructure for a particular economic development project.



- **CDBG – Economic Development (CDBG –ED)** – Provides grants to communities to loan to businesses for startup, retention, and expansion projects based on the number of jobs created or retained.
- **Community Development Zone Program**- A tax benefit initiative designed to encourage private investment and job creation in economically distressed areas. The program offers tax credits for creating new fulltime jobs, hiring disadvantaged workers, and undertaking environmental remediation. Tax credits can be taken only in income generated by business activity in the zone.
- **Wisconsin Main Street Program** is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. Communities are selected to participate on an annual basis and are judged on a submitted application. These communities receive technical support and training needed to restore their main streets to centers of community activity and commerce.
- **Dairy 2020 Early Planning Grant Program** – The goal of the Dairy 2020 Early Planning Grant program is to encourage and stimulate the start-up, modernization, and expansion of Wisconsin dairy farms. Up to a \$3,000 grant may be used to cover the cost of an independent third party study to assist the applicant in the start-up, modernization, or expansion of a dairy farm. Eligible applicants include existing and start-up Wisconsin dairy producers.
- **Milk Volume Program (MVP)** – Provides qualifying dairy producers with the financing necessary to bridge the “equity gap” and to partner with local communities to increase dairy production in the state. The Milk Volume Program assists dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin’s milk production. Applicants must have a comprehensive business plan and demonstrate that they will have a long-term sustainable impact on Wisconsin’s milk production.
- **Rural Economic development Program (RED)** is designed to provide working capital or fixed asset financing for businesses with fewer than fifty employees that are located in cities, towns, or villages with a population of less than or equal to 6,000. Applicants may include for-profit businesses or cooperatives.

Additional information regarding the brownfields or CDBG programs can be found at <http://www.commerce.state.wi.us/MT/MT-COM-4200.html>. Information regarding the Wisconsin Main Street program can be found at <http://commerce.state.wi.us/CD/CD-bdd-overview.html>. The Wisconsin Department of Commerce Area Development Manager or the Regional Planning commission can also answer questions about these programs.

### Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources offers a number of grant programs that can be used to provide additional recreational opportunities to residents to the Town of Metomen. The Town should contact the East Central Region office of the WDNR to determine eligibility and availability if the Town decides to pursue and of the following grant programs:

- **Stewardship: Aid for the Acquisition and Development of Local Parks (ADLP)** - The Aid for the Acquisition and Development of Local Parks (ADLP) program funds are available to acquire land, rights in land, and develop public outdoor recreation areas for nature-base outdoor recreation purposes. Funds are allocated on a DNR regional basis, so applicants compete only against other applicants located in their region.



- **Stewardship: Urban Rivers** - Funds are available to acquire land, rights in land, or develop shoreline enhancements on or adjacent to rivers that flow through urban or urbanizing areas in order to preserve or restore urban rivers or riverfront for the purposes of economic revitalization and nature-based outdoor recreation activities. Funds are allocated statewide so applicants compete against other applicants statewide in the project selection process.
- **Stewardship: Urban Greenspace** - Funds are available to acquire lands to provide natural space within or near urban areas, protect scenic or ecological features, and provide land for nature-based outdoor recreation, including noncommercial gardening. Funds are allocated statewide in the project selection process.
- **Acquisition of Development Rights** - Funds are available to acquire development rights (easements) in areas where restrictions on residential, industrial, or commercial development would enhance nature-based outdoor recreation.
- **Land and Water Conservation Fund (LAWCON)** - The Land and Water Conservation Fund (LAWCON) is a federal program administered through the WDNR. Unlike the Stewardship program, projects funded under LAWCON are not restricted to nature-based outdoor recreation projects. Eligible projects include:
  - Land acquisition.
  - Development of recreational facilities.
- **Recreational Trails Act (RTA)** - Recreational Trails Act (RTA) is also a federal program administered through the WDNR. RTA funds may only be used on trails which have been identified in, or which further a specific goal of, a local, county, or state trail plan included or referenced in a statewide comprehensive outdoor recreation plan required by the federal LAWCON program. Eligible projects in order of priority are maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails (with certain restrictions on federal lands,) and acquisition of easements or property for trails.

The WDNR Bureau of Community Financial Assistance (CFA) website provides more information regarding community assistance programs and can be found at <http://www.dnr.state.wi.us/org/caer/cfa/cfindex.html>.

### Wisconsin Department of Transportation

In addition to the Local Road Aids Program, which the Town already participates in, the Wisconsin Department of Transportation has additional programs to help fund transportation activities in the town.

- **Local Roads Improvement Programs (LRIP)** – Assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. As a reimbursement program, LRIP pays up to fifty percent of total eligible costs, with local governments providing the balance.
- **Surface Transportation Program-Rural (STP-R)** – Allocates federal funds to complete a variety of improvements to rural highways eligible for federal aid (primarily county highways classified higher than rural minor collector.)
- **Flood Damage Aids** – Assists local governments with improving or replacing roads and roadway structure that have sustained major damage from flooding. The program helps defray the costs of repairing major flood damage to any public highway, street, alley, or bridge not located on the State Trunk Highway System.



- **Wisconsin Information System for Local Roads (WISLR)** – Ongoing effort that provides WisDOT and local governments convenient and secure access to comprehensive geographic information system data on Wisconsin’s road network. Local units of government and counties are required to submit pavement ratings to WisDOT on a biennial basis.

Additional information regarding grant programs and other resources administered by the Wisconsin Department of Transportation can be found at the following Programs for Local Governments web page: <http://www.rurdev.usda.gov/wi/>.

#### **U.S. Department of Agriculture-Rural Development (USDA-RD)**

The USDA-RD has a number of programs available to aid rural communities located outside of urbanized areas. Information regarding USDA-RD programs is available from the USDA-RD Wisconsin office at <http://rurdev.usda.gov/wi/>.

#### **U.S. Department of Interior and Treasury**

Federal historic preservation tax credits are available to any project that the Secretary of the Interior designates as a certified rehabilitation of a certified historic structure. A certified historic structure is a building that is listed individually in the National Register of Historic Places. The Program is administered by the National Park Service in partnership with the Internal Revenue Service and with State Historic Preservation officers.







# Maps



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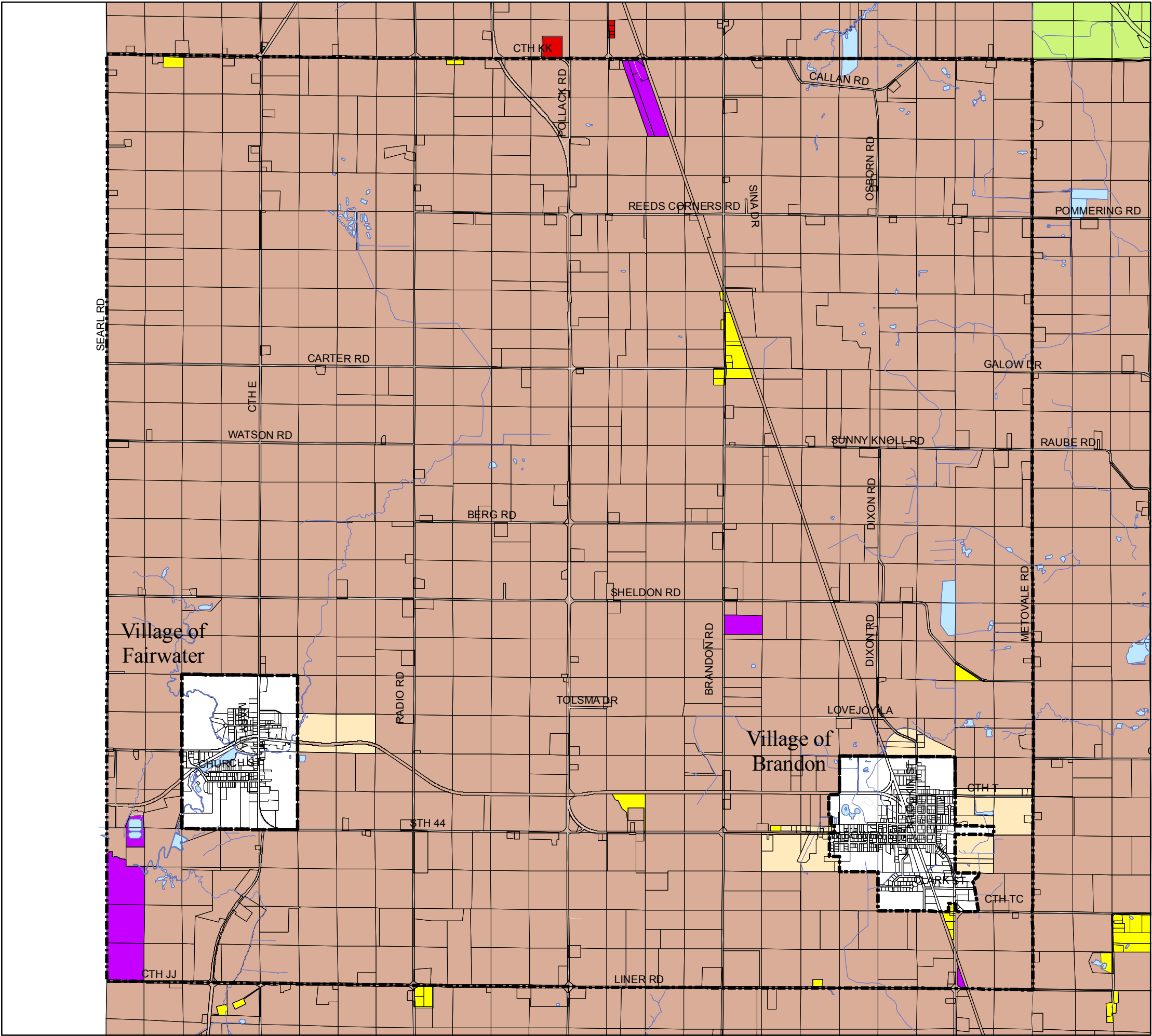


# Town of Metomen Zoning



## Legend

- Zoning Districts
- Agricultural District Farm Preservation
  - Agricultural Transitional
  - Business
  - Exclusive Agricultural
  - Industrial
  - Residential
  - Rural Residential



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info@martenson-eisele.com  
920.731.0381 1.800.236.0381

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# Town of Metomen

## Street Classifications and Daily Traffic Counts



### Legend

#### Classifications

- Arterials
- - - Collectors
- Local

#### Daily Traffic Counts

2003 Traffic Counts

2000 Traffic Counts

Daily Traffic Counts are made available from the WI Department of Transportation and can be found at the following website;  
<http://www.dot.wisconsin.gov/travel/counts>

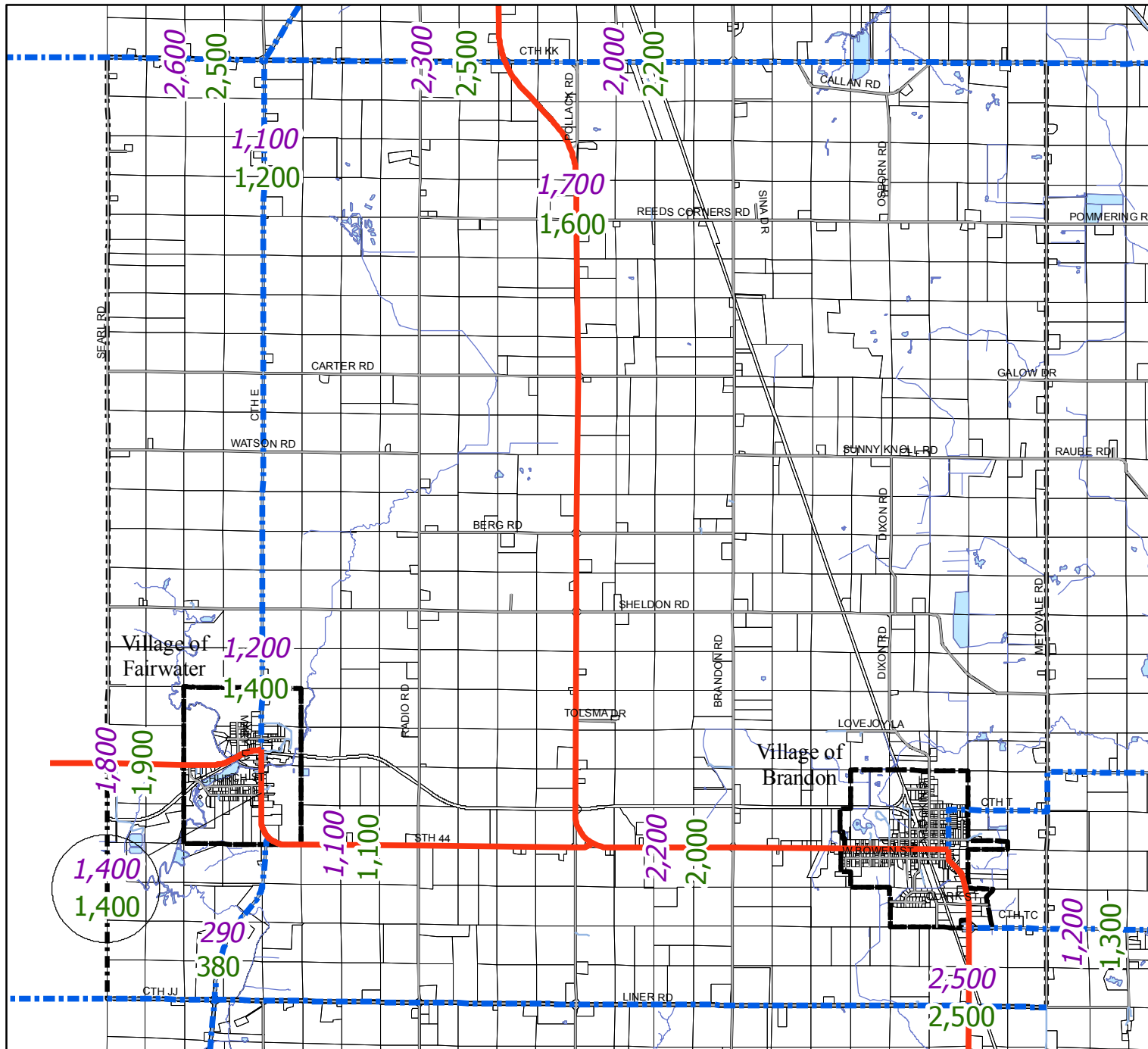
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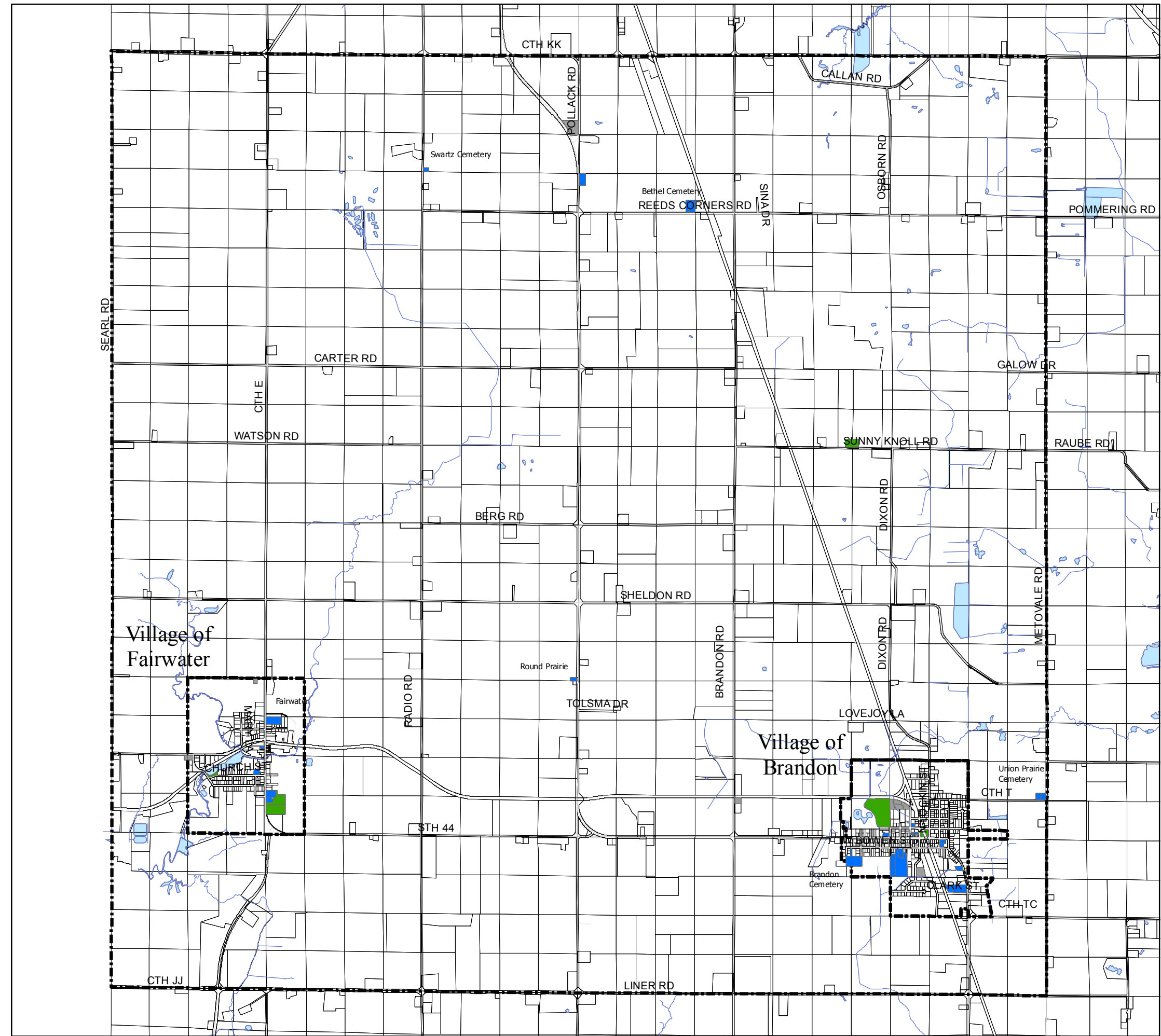


# Town of Metomen Community Facilities and Utilities



Legend

- Public/Institutional
- Utilities
- Parks and Recreation



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# Town of Metomen

## Ambulance Districts



### Legend

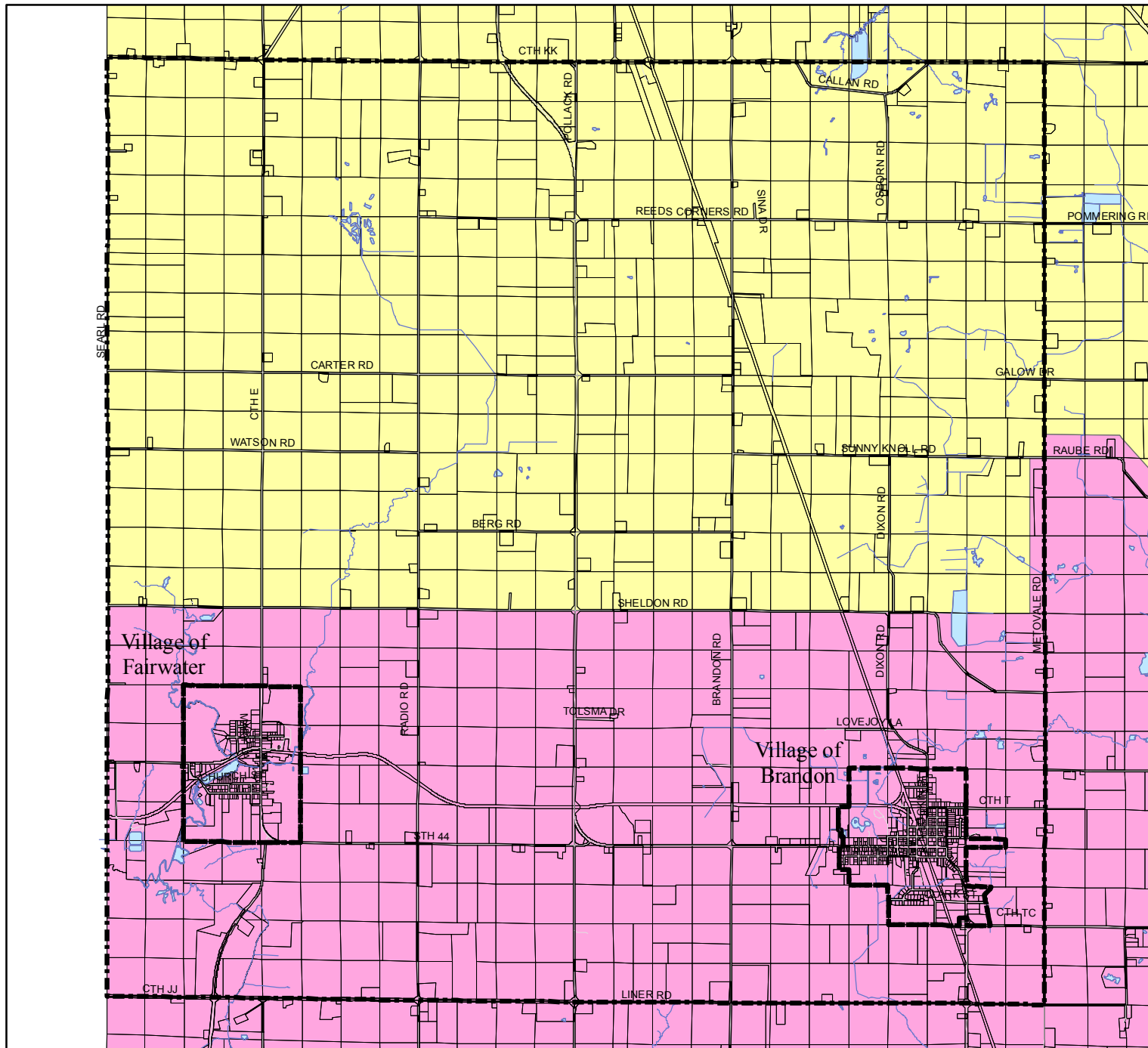
#### Districts



Ripon



Brooks Ambulance Service



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## Districts

-  Markesan  
 Ripon  
 Rosendale-Brandon

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# Town of Metomen

## Soil Limitations for Dwellings with Basements



### Legend

- Not rated
- Somewhat limited
- Very limited

**Somewhat Limited:** The soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

**Very Limited:** Soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Soil Data extracted from Standard Soil Survey Database as provided by the USDA Natural Resources Conservation Service and is the best available information and is not field verified.

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# Town of Metomen Prime Farmland



## Legend

### Classifications

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Not prime farmland

Soil Data extracted from Standard Soil Survey Database as provided by the USDA Natural Resources Conservation Service and is the best available information and is not field verified.

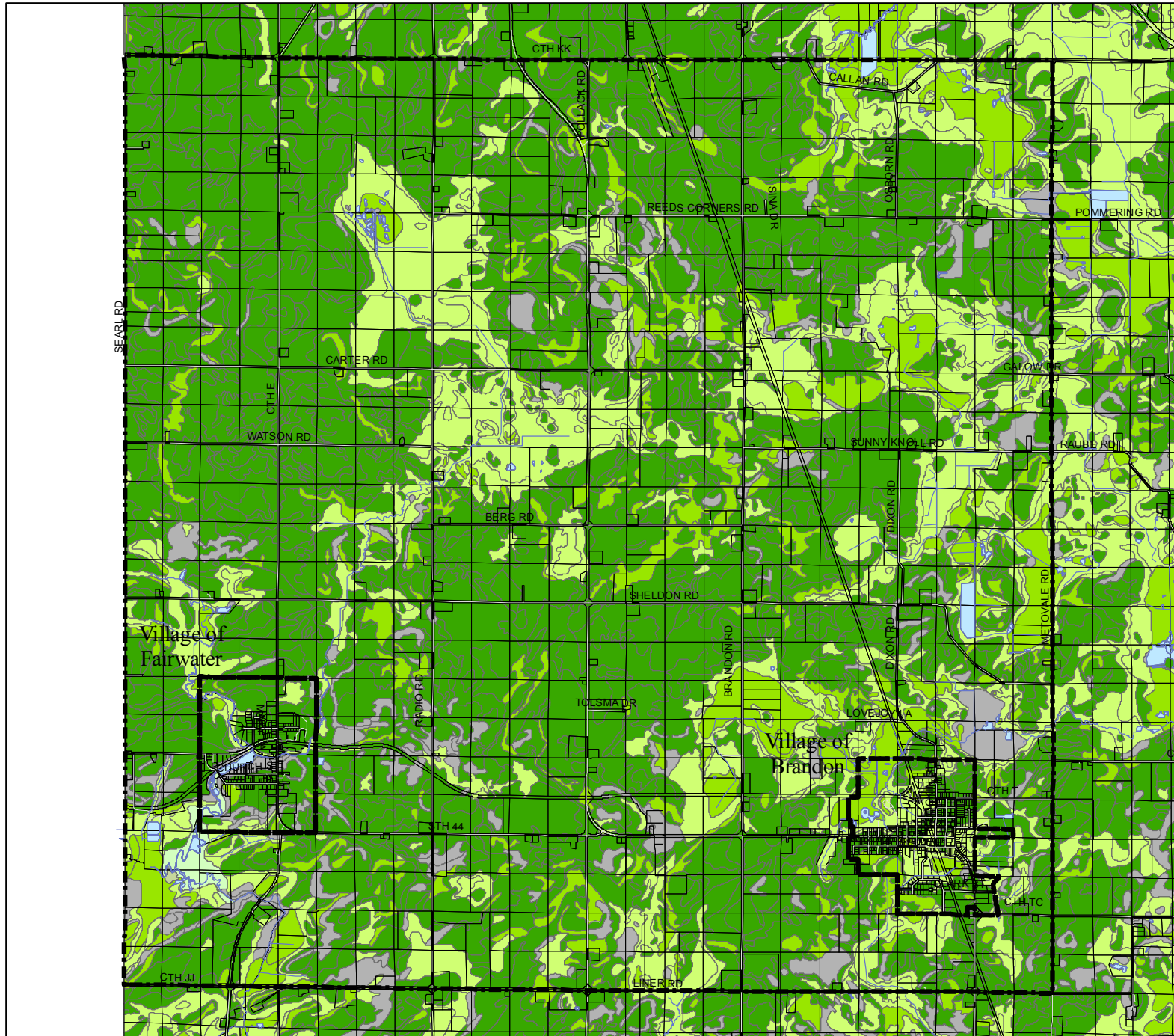
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# Map 10 Town of Metomen Depth to Water Table



## Legend

Depth to Water Table  
in inches

- 0 - 12 in.
- 12 - 26 in.
- 26 - 40 in.
- 40 - 70 in.
- 70 - 74 in.
- > 74 in.

Soil Data extracted from Standard Soil Survey Database as provided by the USDA Natural Resources Conservation Service and is the best available information and is not field verified.

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Fond du Lac County

AQUATIC OCCURRENCES

Animal

Osprey, *Pandion haliaetus*, 2003  
Ellipse, *Venustaconcha ellipsiformis*, 1977  
Bullfrog, *Rana catesbeiana*, 2007  
Black Tern, *Chlidonias niger*, 1989  
Common Tern, *Sterna hirundo*, 2000  
Queen Snake, *Regina septemvittata*, 1985  
Weed Shiner, *Notropis texanus*, 1973  
Least Darter, *Etheostoma microperca*, 1977  
Lake Sturgeon, *Acipenser fulvescens*,  
Mulberry Wing, *Poanes massasoit*, 1992  
Redfin Shiner, *Lythrurus umbratilis*, 1972  
Slender Bluet, *Enallagma traviatum*, 1990  
Western Grebe, *Aechmophorus occidentalis*, 1990  
Pugnose Shiner, *Notropis anogenus*, 1979  
Lake Chubsucker, *Erimyzon sucetta*, 1979  
Longear Sunfish, *Lepomis megalotis*, 1978  
Swamp Metalmark, *Calephelis muticum*, 2002  
Banded Killifish, *Fundulus diaphanus*, 1979  
Greater Redhorse, *Moxostoma valenciennesi*, 1996  
Red-necked Grebe, *Podiceps grisegena*, 1986  
Blanding's Turtle, *Emydoidea blandingii*, 2005  
Little Glassy Wing, *Pompeius verna*, 1993  
Red-shouldered Hawk, *Buteo lineatus*, 2007  
Butler's Gartersnake, *Thamnophis butleri*, 2004  
Cantrall's Bog Beetle, *Liodesus cantralli*, 1985  
Wisconsin Well Amphipod, *Stygobromus putealis*, 1994  
Blanchard's Cricket Frog, *Acris crepitans blanchardi*, 1969  
Black-crowned Night-heron, *Nycticorax nycticorax*, 1986

Plants

Cuckooflower, *Cardamine pratensis*, 2005  
Showy Lady's-slipper, *Cypripedium reginae*, 2005  
Slim-stem Small-reedgrass, *Calamagrostis stricta*, 1938  
Small White Lady's-slipper, *Cypripedium candidum*, 1873  
Northern Yellow Lady's-slipper, *Cypripedium parviflorum* var. *makasin*, 1970

Natural Communities

Open Bog, Open bog, 1979  
Shrub-carr, Shrub-carr, 2000  
Spring Pond, Spring pond, 1998  
Wet Prairie, Wet prairie, 1988  
Calcareous Fen, Calcareous fen, 1976  
Emergent Marsh, Emergent marsh, 2006  
Lake-Soft Bog, Lake-soft bog, 1976  
Floodplain Forest, Floodplain forest, 1978  
Northern Wet Forest, Northern wet forest, 1979  
Southern Sedge Meadow, Southern sedge meadow, 1979  
Southern Hardwood Swamp, Southern hardwood swamp, 1979  
Stream-Fast, Hard, Cold, Stream-fast, hard, cold, 1979  
Stream-Fast, Soft, Cold, Stream-fast, soft, cold, 1978  
Northern Wet-mesic Forest, Northern wet-mesic forest, 2000  
Lake-Shallow, Hard, Seepage, Lake-shallow, hard, seepage, 1979  
Lake-Shallow, Soft, Seepage, Lake-shallow, soft, seepage, 1978  
Lake-Shallow, Hard, Drainage, Lake-shallow, hard, drainage, 1978

TERRESTRIAL OCCURRENCES

Animal

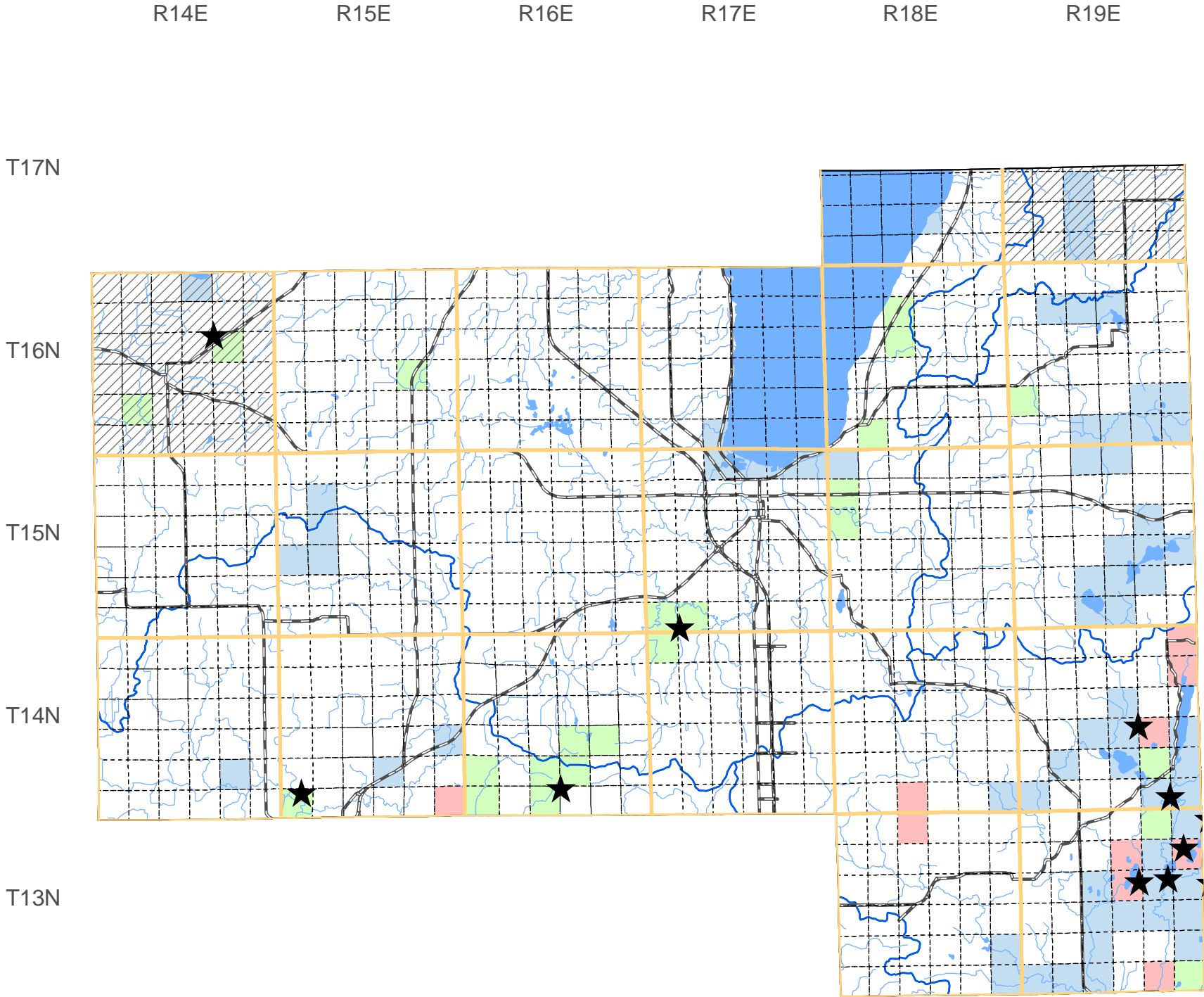
A Land Snail, *Catinella gelida*, 1997  
Honey Vertigo, *Vertigo tridentata*, 1997  
Thin-lip Vallonia, *Vallonia perspectiva*, 1997  
Yellow-bellied Racer, *Coluber constrictor*, 1972  
Northern Ringneck Snake, *Diadophis punctatus edwardsii*, 1993  
Iowa Pleistocene Vertigo, *Vertigo* sp. 2, 1997  
Midwest Pleistocene Vertigo, *Vertigo hubrichti*, 1997  
Red-tailed Prairie Leafhopper, *Aftelia rubranura*, 1998

Plants

Forked Aster, *Aster furcatus*, 2001  
Yellow Gentian, *Gentiana alba*, 1994  
Woolly Milkweed, *Asclepias lanuginosa*, 1938  
Prairie Milkweed, *Asclepias sullivantii*, 1987  
American Gromwell, *Lithospermum latifolium*, 1965  
Large-leaved Avens, *Geum macrophyllum* var. *macrophyllum*, 2004  
Rock Whitlow-grass, *Draba arabisans*, 2000  
Harbinger-of-spring, *Erigenia bulbosa*,

Natural Communities

Dry Prairie, Dry prairie, 1988  
Moist Cliff, Moist cliff, 2000  
Mesic Prairie, Mesic prairie, 1988  
Southern Dry Forest, Southern dry forest, 1978  
Southern Mesic Forest, Southern mesic forest, 1985  
Southern Dry-mesic Forest, Southern dry-mesic forest, 1992



SPECIES and/or NATURAL COMMUNITY | Aquatic Terrestrial Both Township Occurrences Watershed Boundaries ★ State Natural Area



This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section. Hatched townships indicate one or more occurrences reported only at the township level. The date following the names above notes the most recent year the occurrence was recorded in the county.

Map generated using NHI data from: 04/18/2008  
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# Survey Responses



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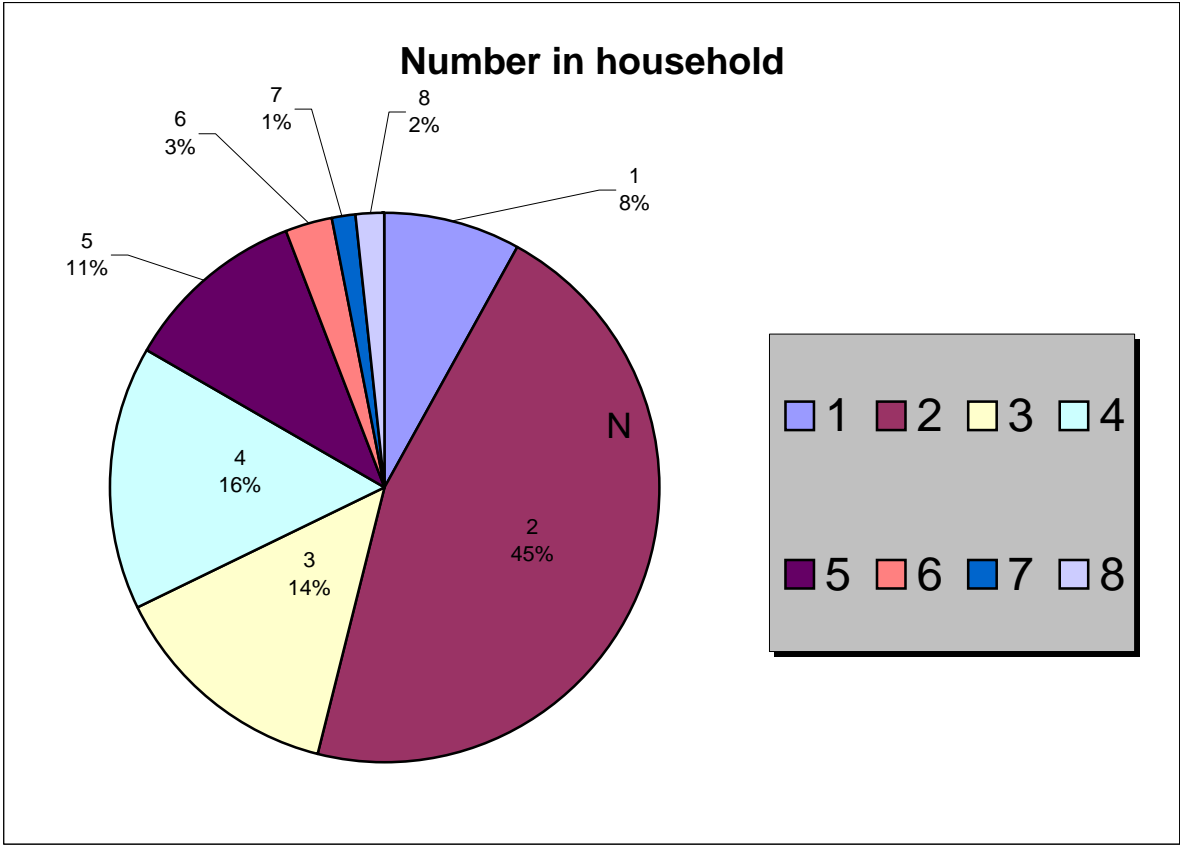
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Number of People residing in household

Responses	Metomen Responses	Metomen Responses in Percentages
1	18	8%
2	102	46%
3	31	14%
4	35	16%
5	24	11%
6	6	3%
7	3	1%
8	4	2%
Totals	223	100%

Respondents were asked to identify the number of residents in their households

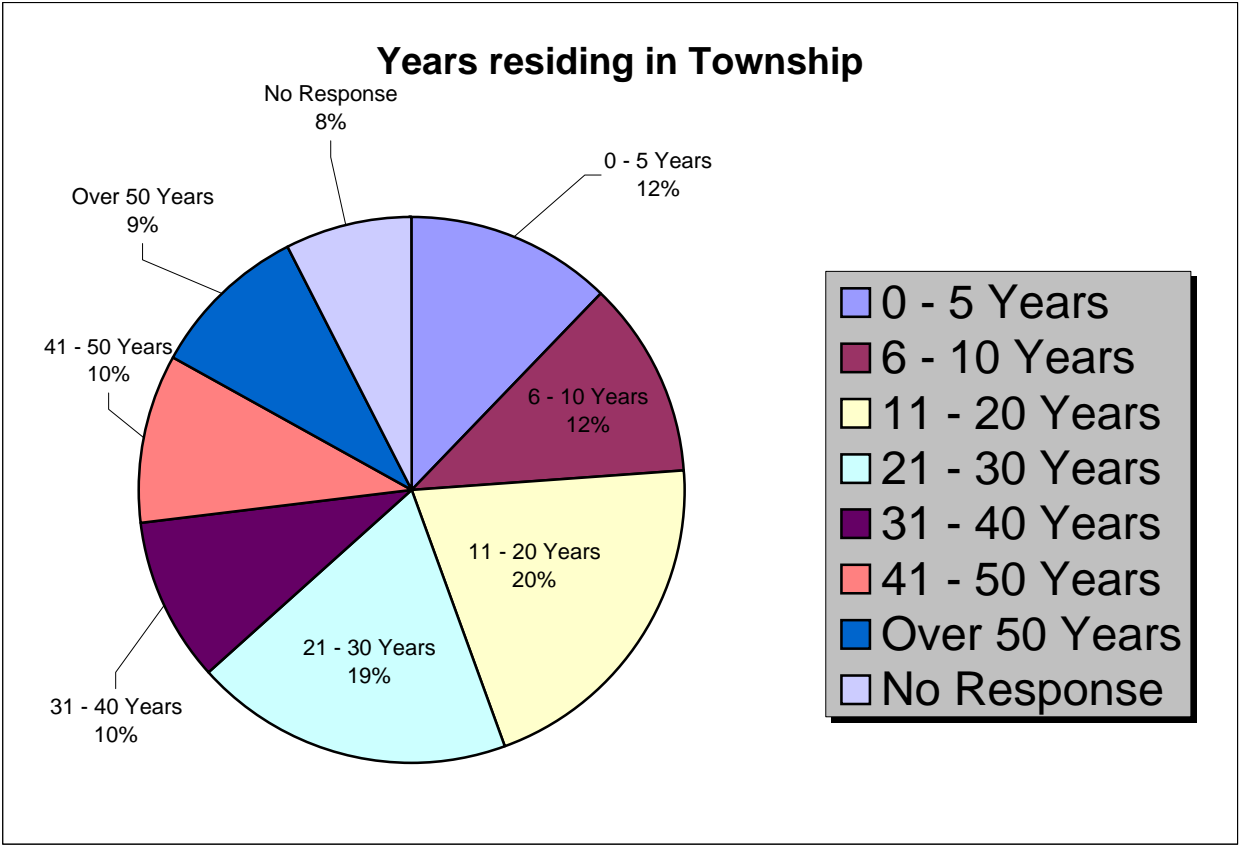




Number of Years in the Town of Metomen

Responses	Number of Metomen Responses	Metomen Responses in Percentages
0 - 5 Years	27	12%
6 - 10 Years	26	12%
11 - 20 Years	46	21%
21 - 30 Years	42	19%
31 - 40 Years	22	10%
41 - 50 Years	22	10%
Over 50 Years	21	9%
No Response	17	8%
Totals	223	100%

Residents were asked how many years they have been living in the Town of Metomen

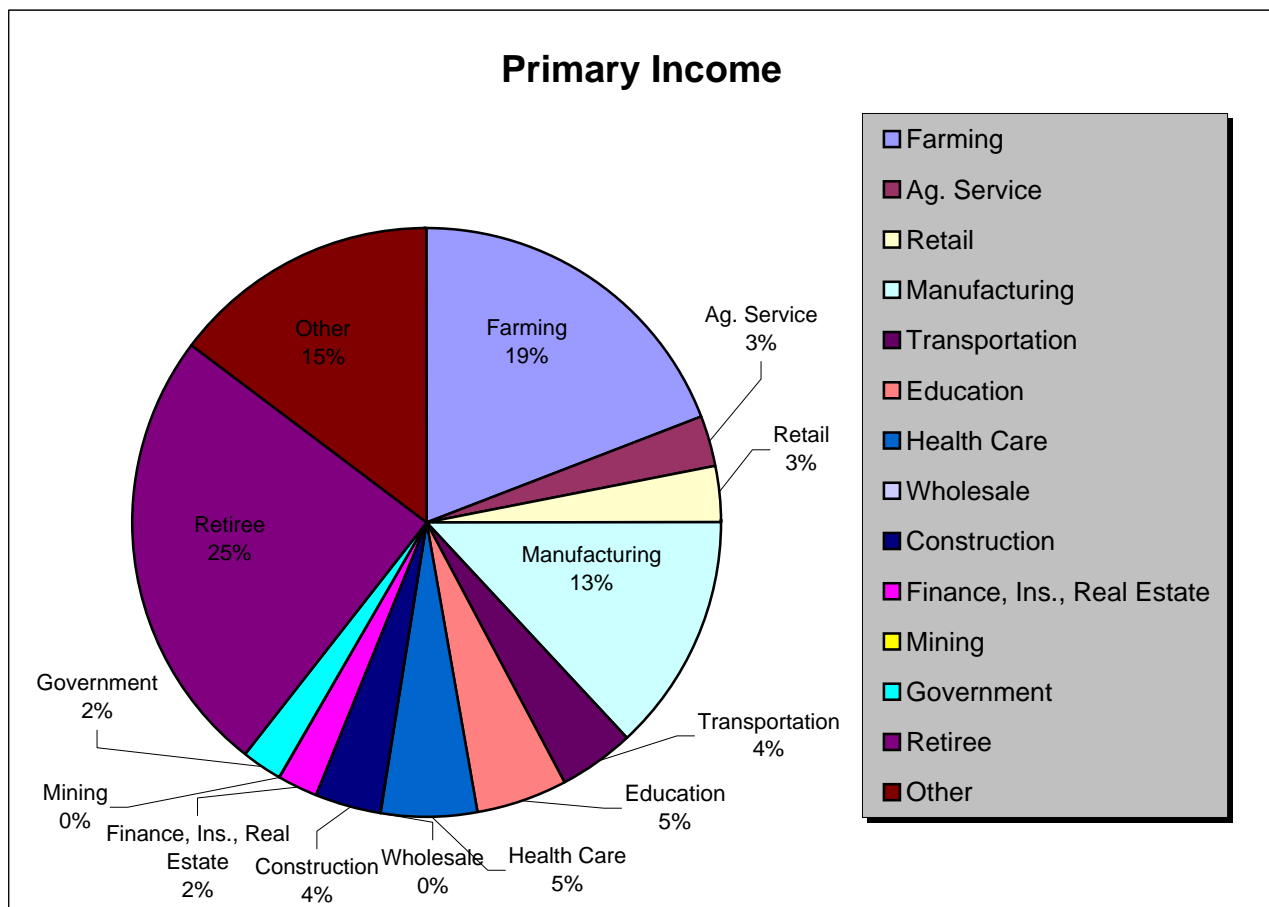




## Primary Income

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Farming	43	19%
Ag. Service	6	3%
Retail	7	3%
Manufacturing	29	13%
Transportation	9	4%
Education	11	5%
Health Care	12	5%
Wholesale	0	0%
Construction	8	4%
Finance, Ins., Real Estate	5	2%
Mining	0	0%
Government	5	2%
Retiree	55	25%
Other	33	15%
Totals	223	100%

Residents were asked how they obtained their primary income.

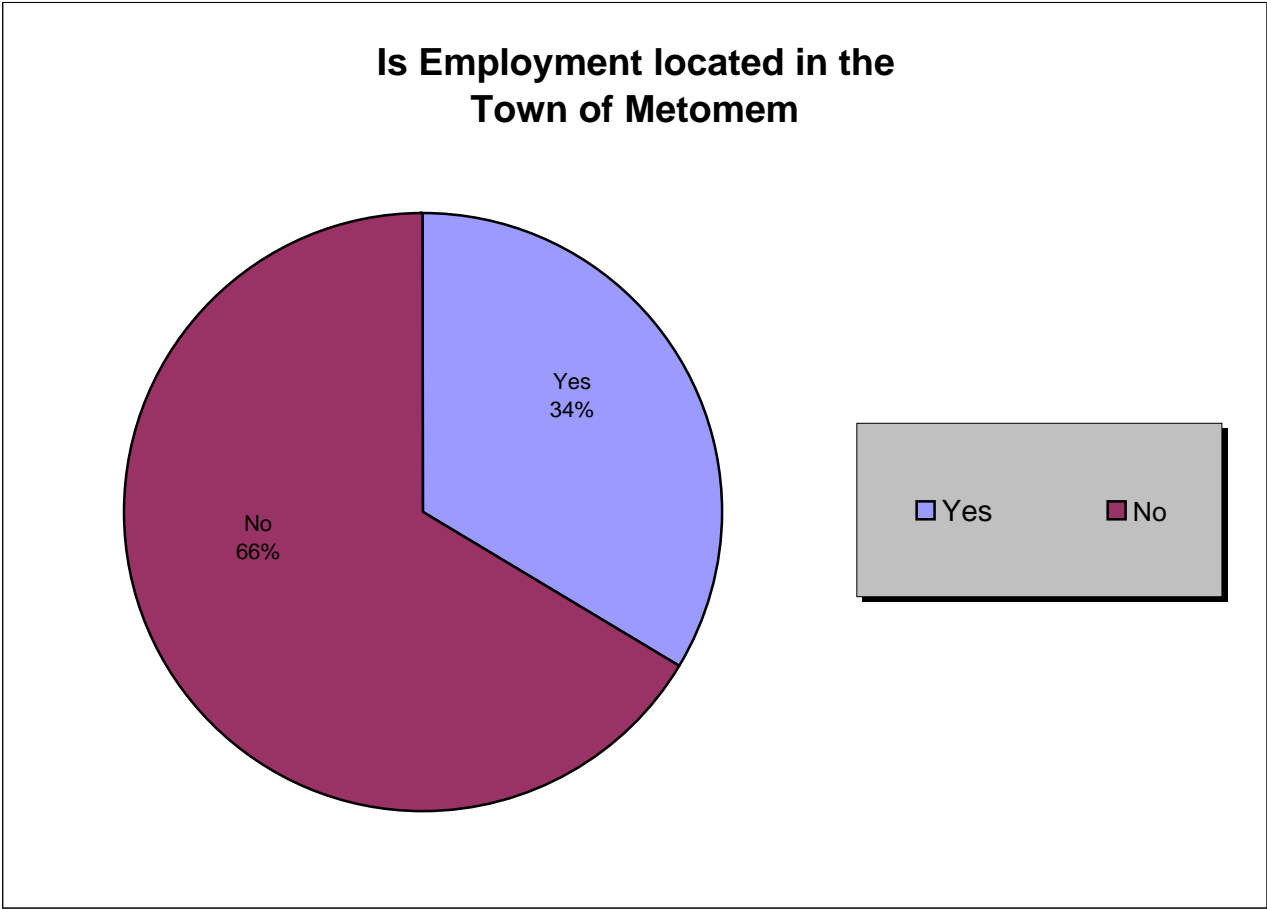




Employment located in the Town of Metomen

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Yes	65	29%
No	128	57%
No Response	30	13%
Totals	223	100%

Residents were asked  
if their employment is  
located in the Town  
of Metomen



The majority of residents sixty six percent (66%) who responded to the survey are not employed in the Township.

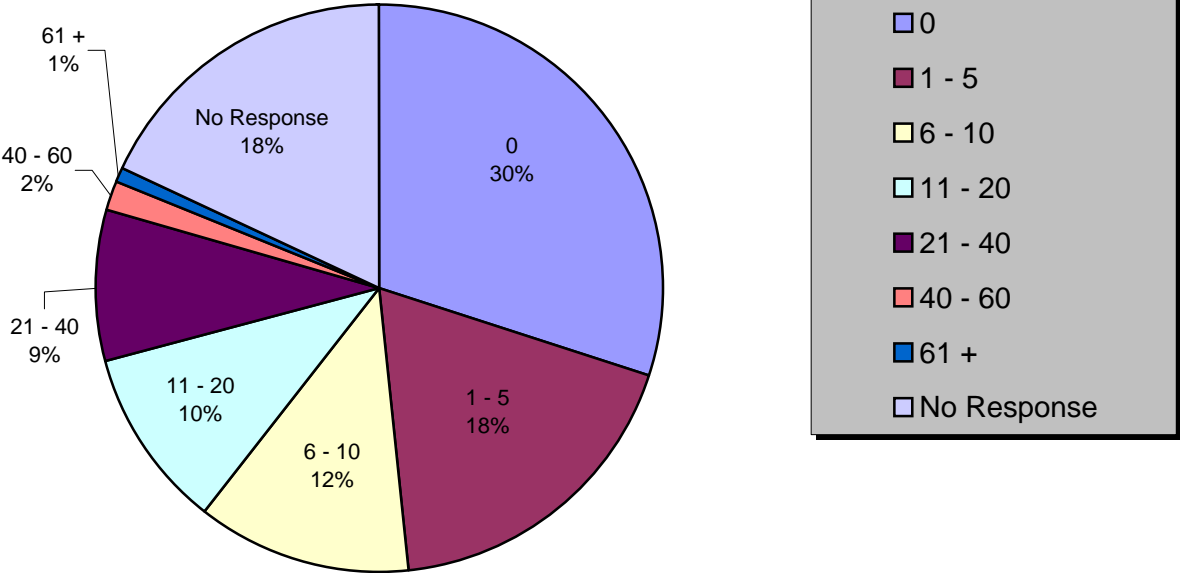


How many miles do you travel to work

Responses	Number of Metomen Responses	Metomen Responses in Percentages
0	67	30%
1 - 5	41	18%
6 - 10	27	12%
11 - 20	23	10%
21 - 40	19	9%
40 - 60	4	2%
61 +	2	1%
No Response	40	18%
Totals	223	100%

Residents were asked how many miles they have to travel to their employment.

**Miles traveled to work**

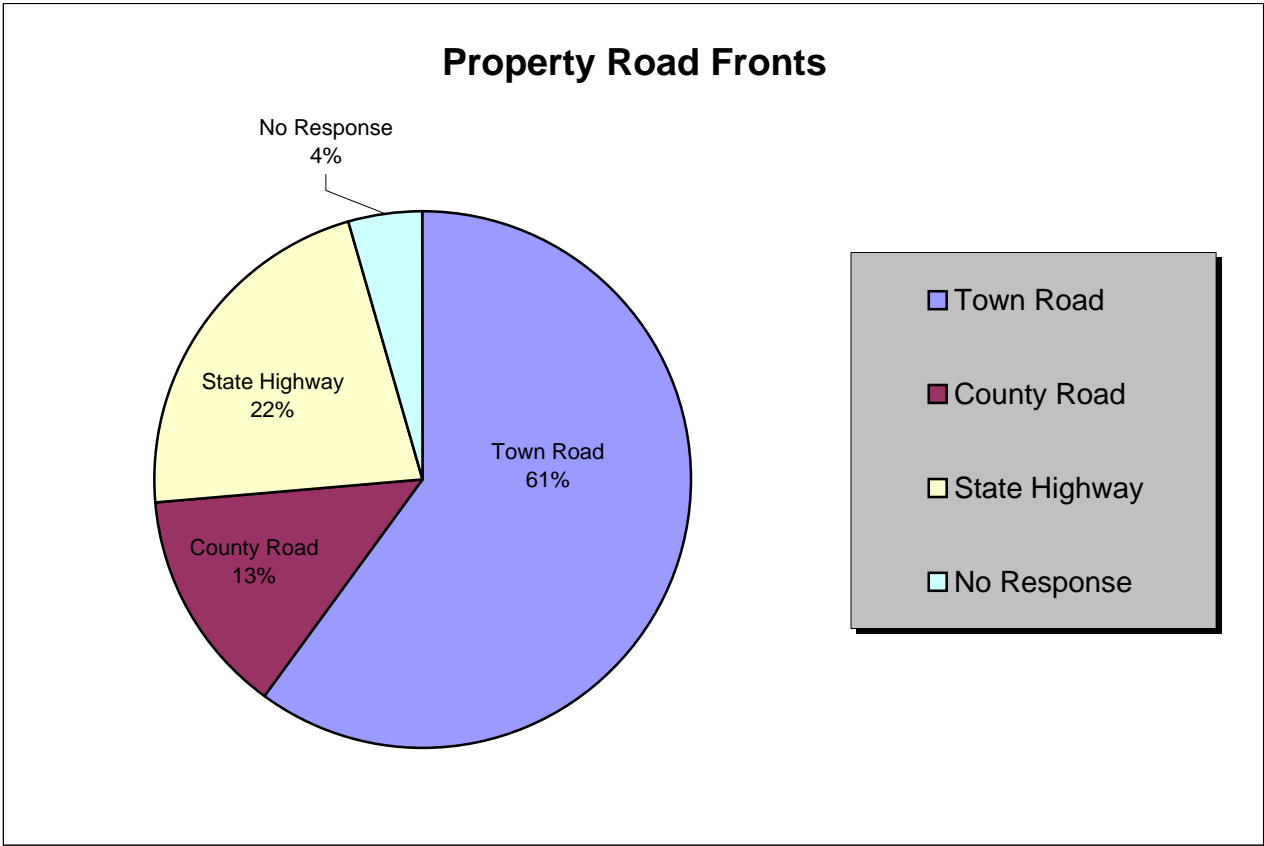




Type of road that fronts your property

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Town Road	134	60%
County Road	30	13%
State Highway	49	22%
No Response	10	4%
Totals	223	100%

Residents were asked  
what type of road fronts  
their property

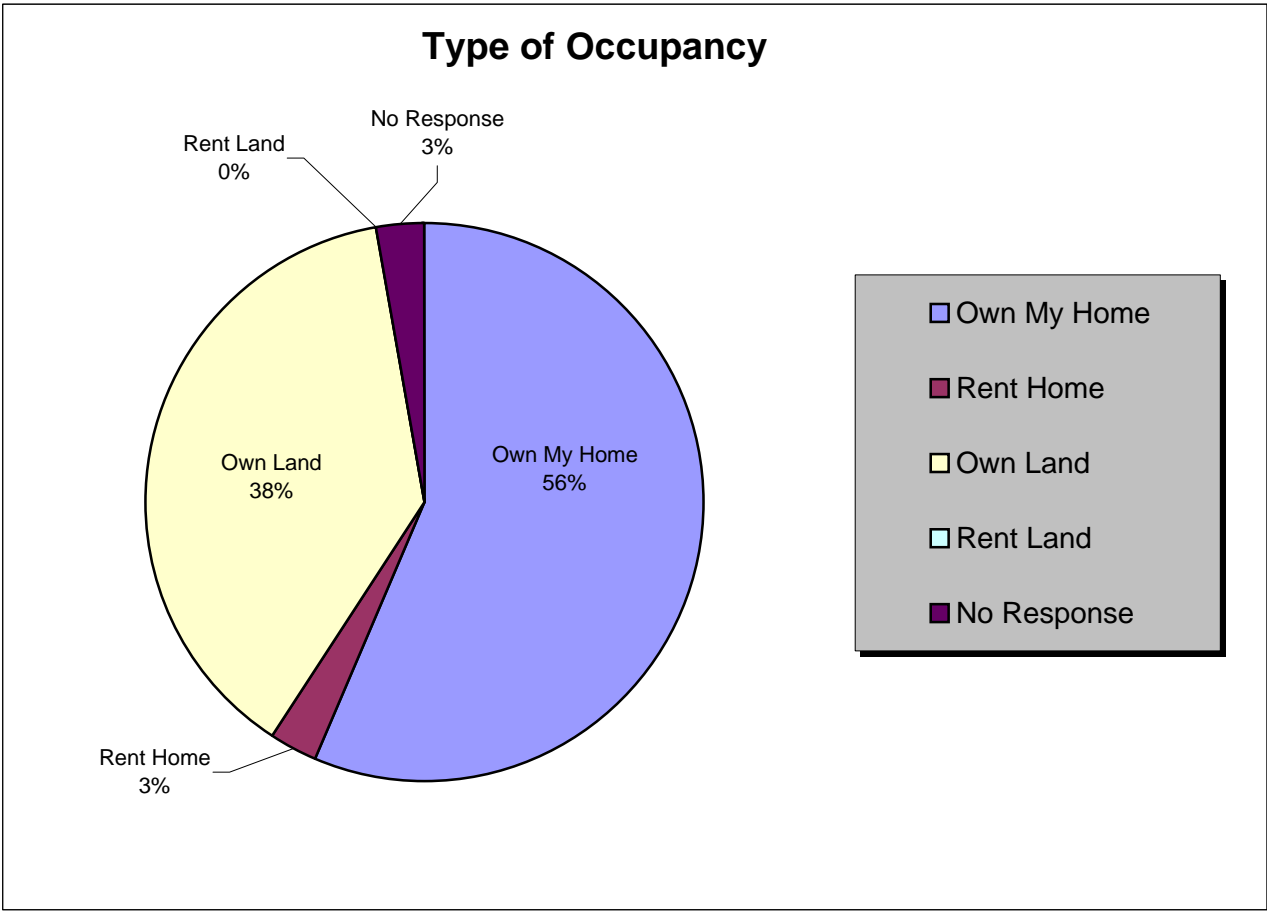




Type of Occupancy

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Own My Home	126	57%
Rent Home	6	3%
Own Land	85	38%
Rent Land	0	0%
No Response	6	3%
Totals	223	100%

Residents were asked if they own or rent their home.

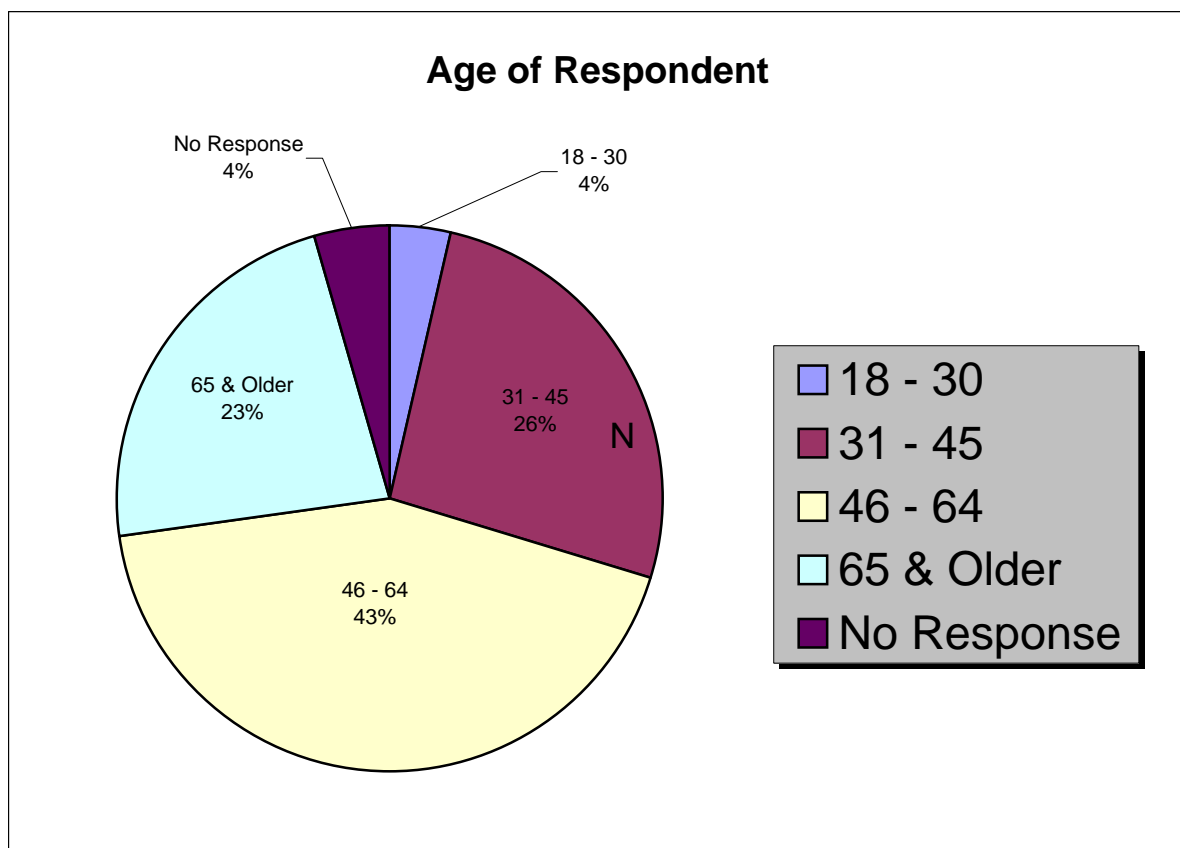




## Age of Respondent

Responses	Number of Metomen Responses	Metomen Responses in Percentages
18 - 30	8	4%
31 - 45	58	26%
46 - 64	96	43%
65 & Older	51	23%
No Response	10	4%
Totals	223	100%

Respondents were asked to categorize themselves within their proper age bracket



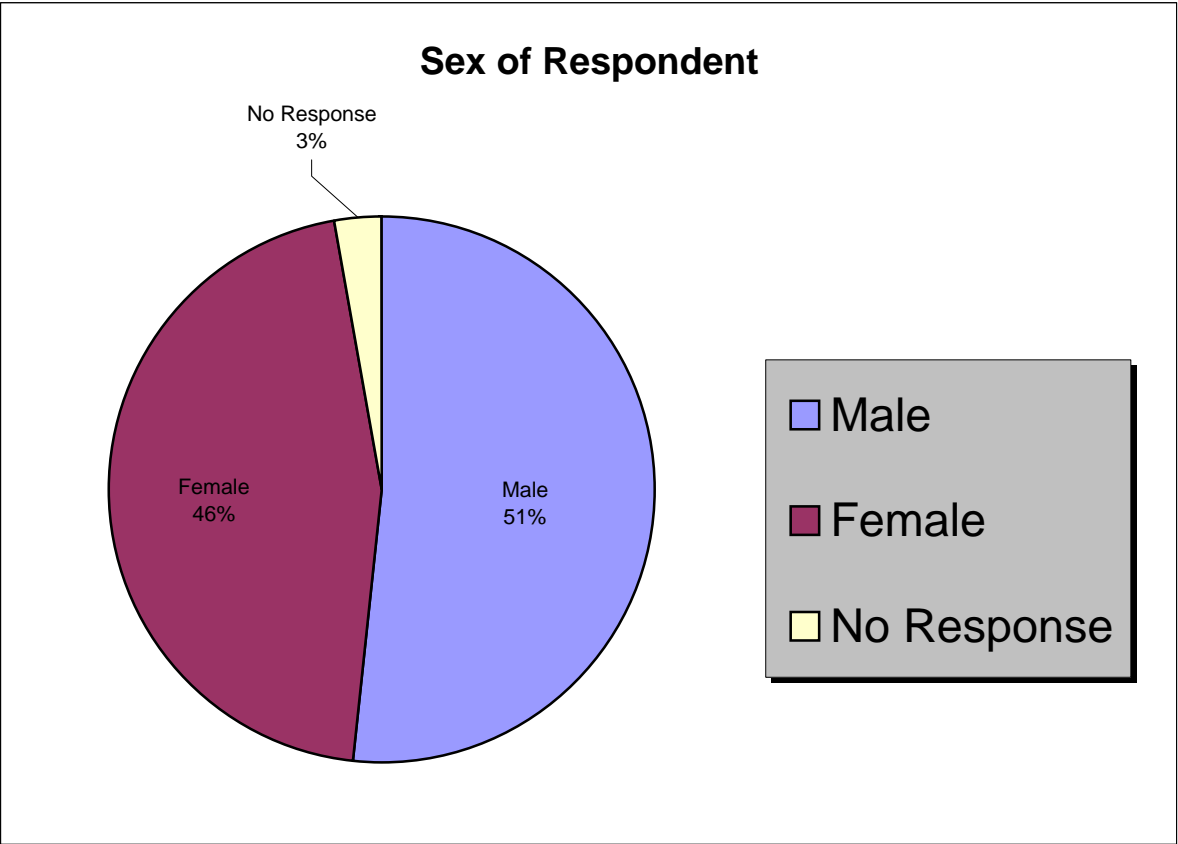
The majority of residents who responded to the survey are between forty-six (46) and sixty-four (64) years of age. Sixty nine percent (69%) of the respondents are older than forty-six



Sex of Respondent

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Male	115	52%
Female	102	46%
No Response	6	3%
Totals	223	100%

Respondents were asked to categorize themselves within their proper gender.

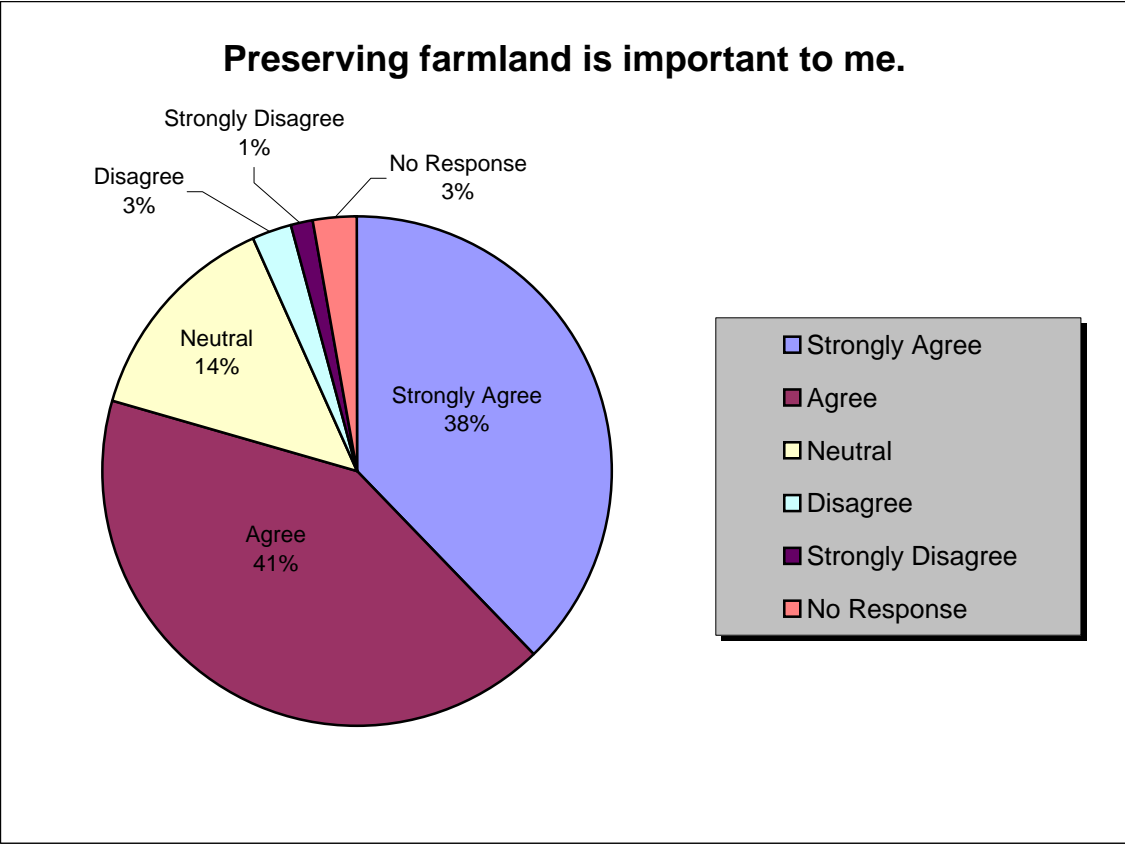




Preservation of farmland is important to me.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	84	38%
Agree	93	42%
Neutral	31	14%
Disagree	6	3%
Strongly Disagree	3	1%
No Response	6	3%
Totals	223	100%

Respondents were asked if they feel protecting and preserving the Town's farmland is important. As the chart shows, they could indicate to which degree they felt protection is necessary.

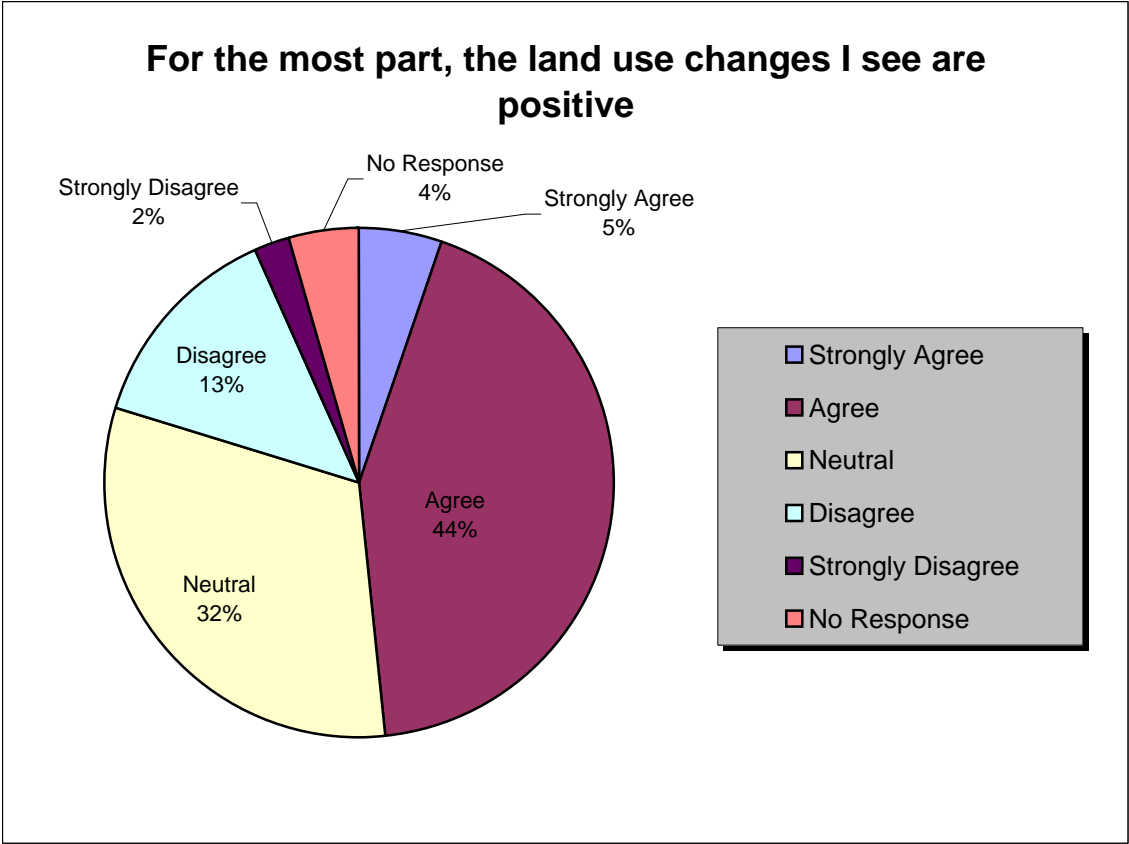




For the most part, the land use changes I see are positive

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	12	5%
Agree	96	43%
Neutral	70	31%
Disagree	30	13%
Strongly Disagree	5	2%
No Response	10	4%
Totals	223	100%

Respondents were asked if they feel the changes they see are positive. As the chart shows, they could indicate to which degree they felt (or did not feel) changes were positive.

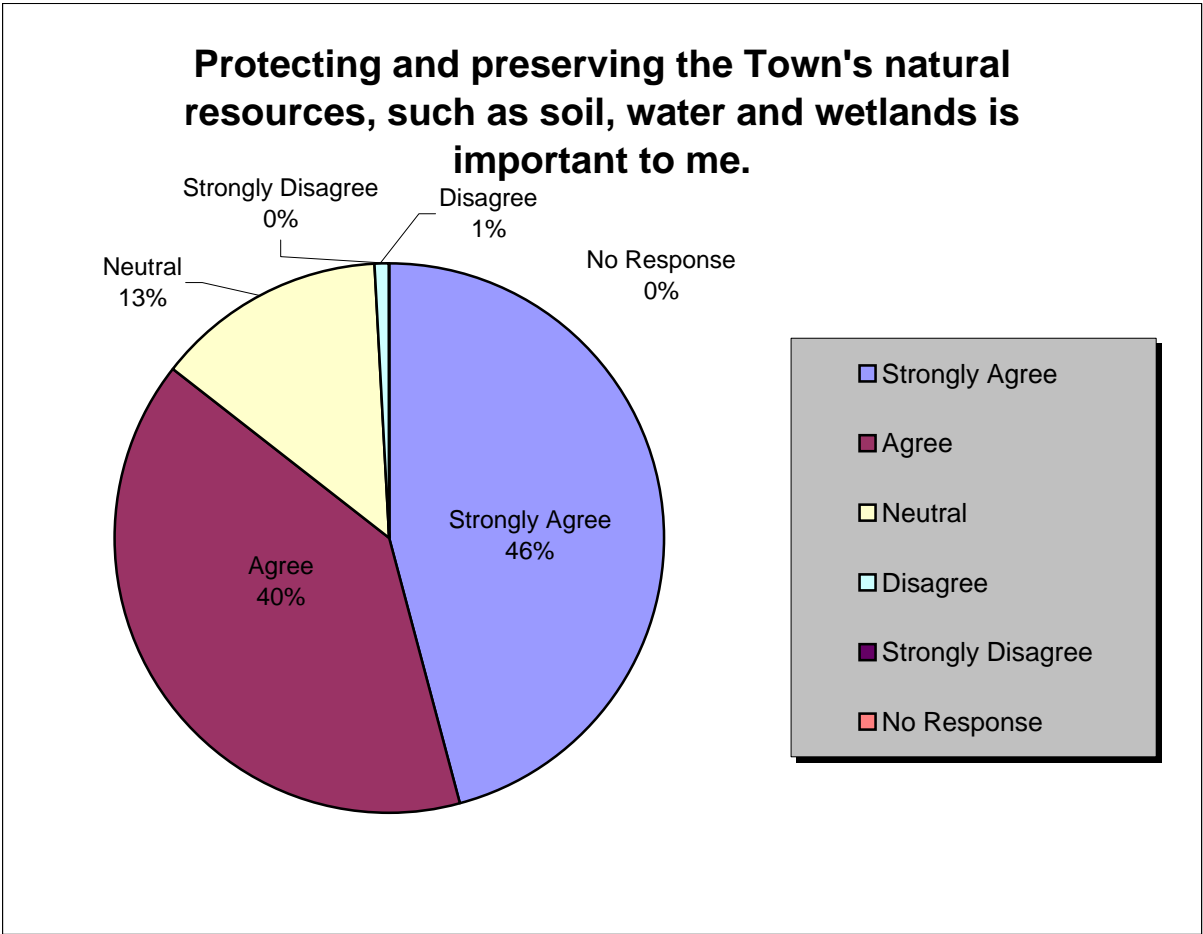




Protecting and preserving the Town's natural resources, such as soil, water and wetlands, is important to me

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	102	46%
Agree	89	40%
Neutral	30	13%
Disagree	2	1%
Strongly Disagree	0	0%
No Response	0	0%
Totals	223	100%

Respondents were asked if they feel protecting and preserving the Town's natural resources is important. As the chare shows, they could indicate to which degree they felt (or did not feel) protection is necessary.



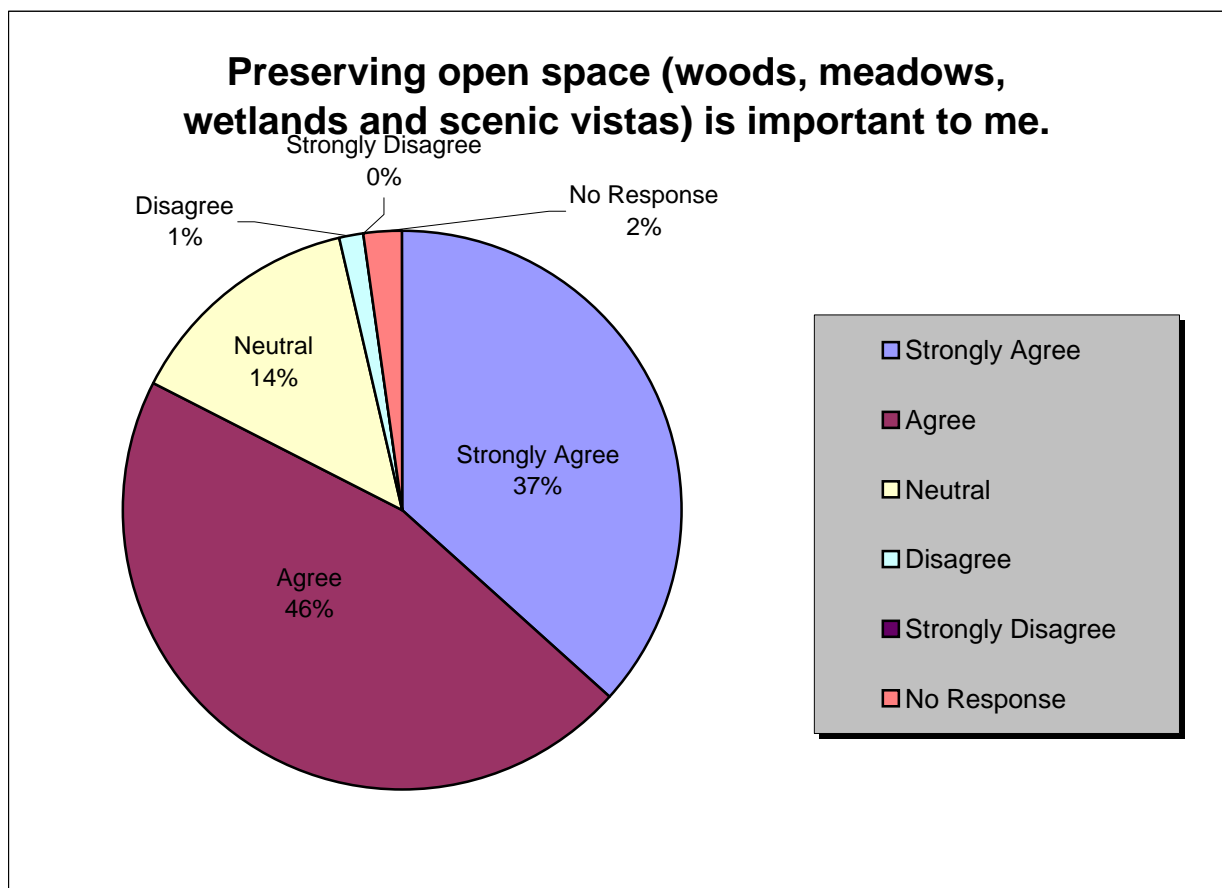
Responses clearly show that residents feel it is important to protect and preserve the area's natural resources. Approximately eighty six percent (86%) of the respondents agreed or strongly agreed that protection is important while only fourteen percent (14%) disagreed or did not have an opinion on the matter.



## Preserving open space (woods, meadows, wetlands & scenic vistas) is important to me.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	82	37%
Agree	102	46%
Neutral	31	14%
Disagree	3	1%
Strongly Disagree	0	0%
No Response	5	2%
Totals	223	100%

Residents were asked if they feel protecting and preserving the Town's open space is important. As the chart shows, they could indicate to which degree they felt (or did not feel) protection is necessary.



Niney three percent (93%) of the respondents agree or strongly agree that it is importantt to preserve the Town's open space, woods, meadows, wetlands, and scenic vistas. Only one (1%) disagreed that conservation is important.

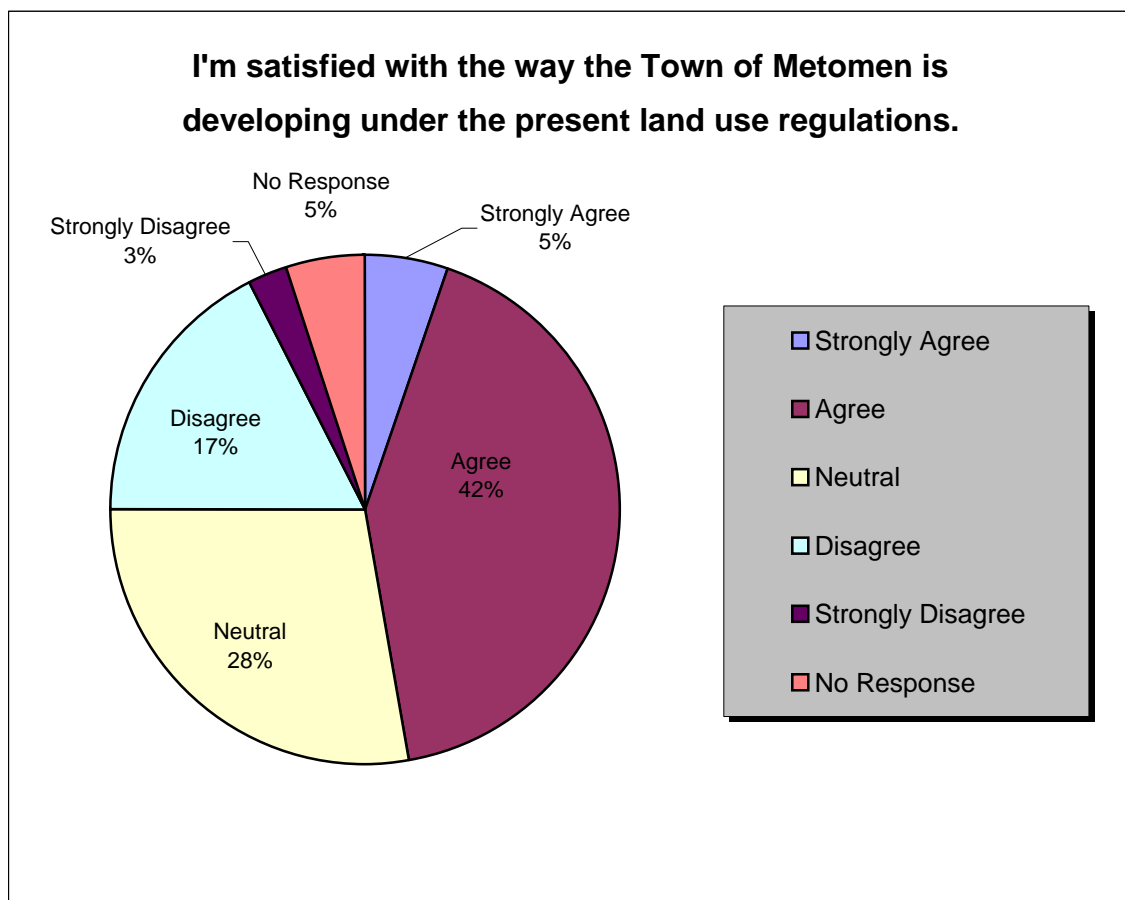
The desire to preserve scenic vistas should be considered when determining ideal development locations in the land use section of the Plan.



## I'm satisfied with the way the Town is developing under present land use regulations.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	12	5%
Agree	93	42%
Neutral	62	28%
Disagree	39	17%
Strongly Disagree	6	3%
No Response	11	5%
Totals	223	100%

Residents were asked if they are satisfied with the way the Town is developing under present land use regulations. As the chart shows, they could indicate to which degree they felt (or did not feel) satisfied with the way the Town is developing.



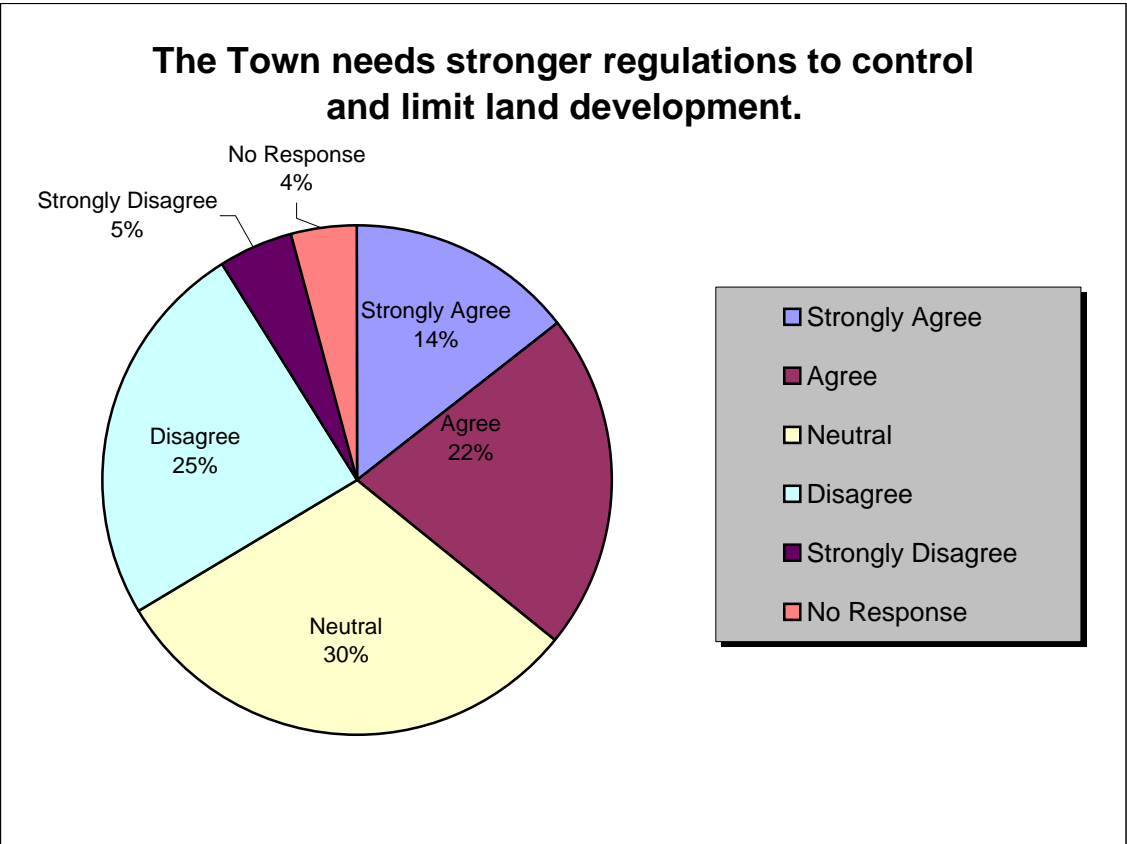
Forty Seven percent (47%) of the respondents are satisfied or very satisfied with the way development is occurring under present land use regulations. Twenty percent (20%) of the respondents were not satisfied. New regulations should be explored to gain the desired character and community goals. Thirty three percent (33%) of the respondents were not sure or did not respond to the questions. This high level of uncertainty indicates a need to inform citizens on the details and implications of existing regulations, determine the Town's vision for the future, and discuss alternate regulations that help the Town realize those goals.



The Town needs stronger regulations to control and limit land development.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	32	14%
Agree	48	22%
Neutral	68	30%
Disagree	55	25%
Strongly Disagree	11	5%
No Response	9	4%
Totals	223	100%

Residents were asked if stronger regulations are needed to control and limit land development. As the chart shows, they could indicate to which degree they felt (or did not feel) stronger regulations were needed.

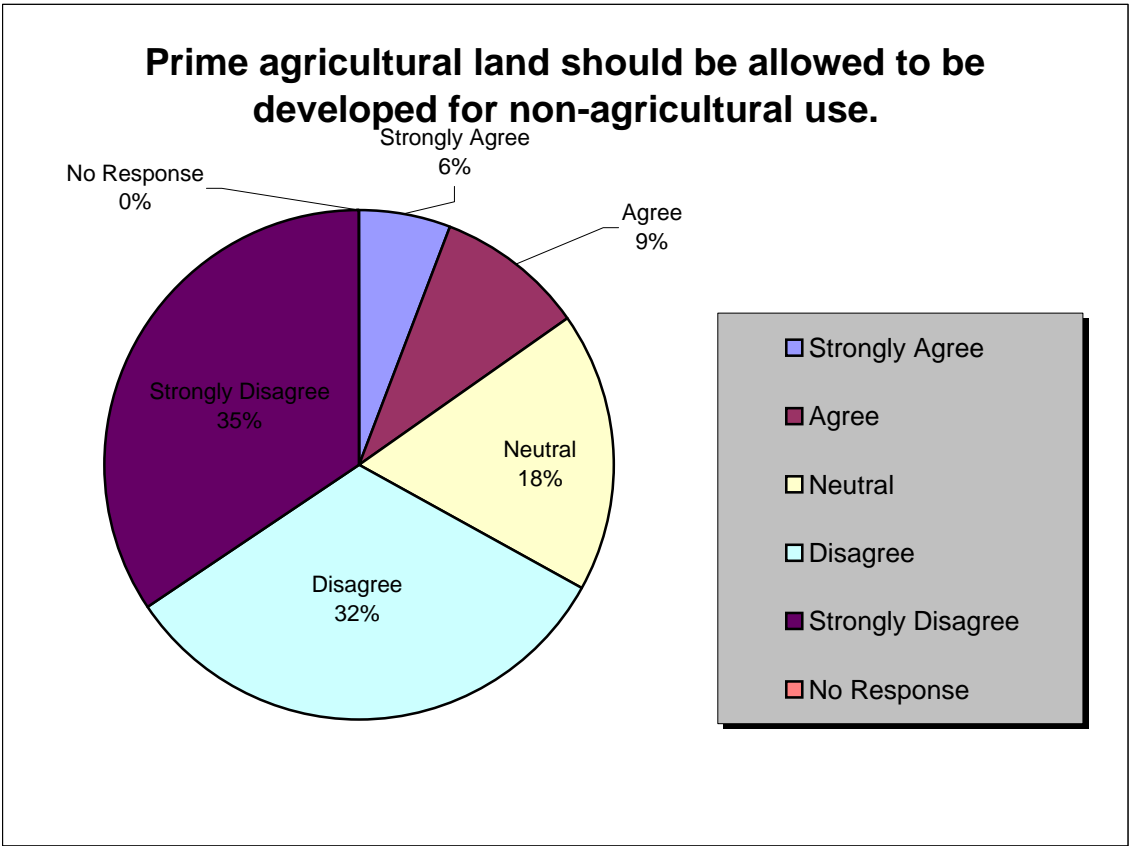




Prime agricultural land should be allowed to be developed for non-agricultural use.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	13	6%
Agree	21	9%
Neutral	40	18%
Disagree	72	32%
Strongly Disagree	77	35%
No Response	0	0%
Totals	223	100%

Respondents were asked if they felt prime agricultural land should be allowed to be developed for non-agricultural use. As the chart shows, they could indicate to which degree they felt (or did not feel) agricultural land should be developed for non-agricultural use.

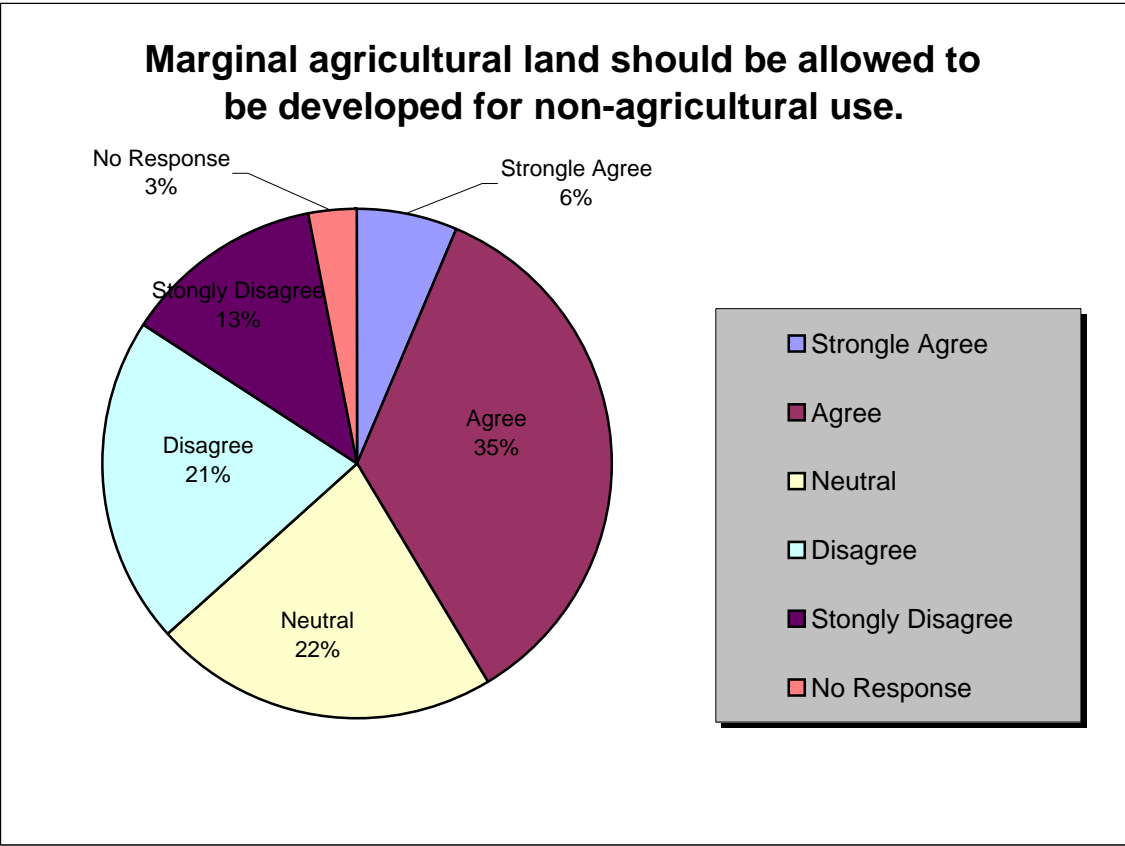




Marginal agricultural land should be allowed to be developed for non-agricultural use.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongle Agree	14	6%
Agree	78	35%
Neutral	49	22%
Disagree	47	21%
Stongly Disagree	28	13%
No Response	7	3%
Totals	223	100%

Respondents were asked if they felt marginal agricultural land should be allowed to be deveoped for non-agricultural use. As the charty shows, they could indicate to which degree they felt (or did not feel) marginal ag land should be deveoped for non-agricultural use.



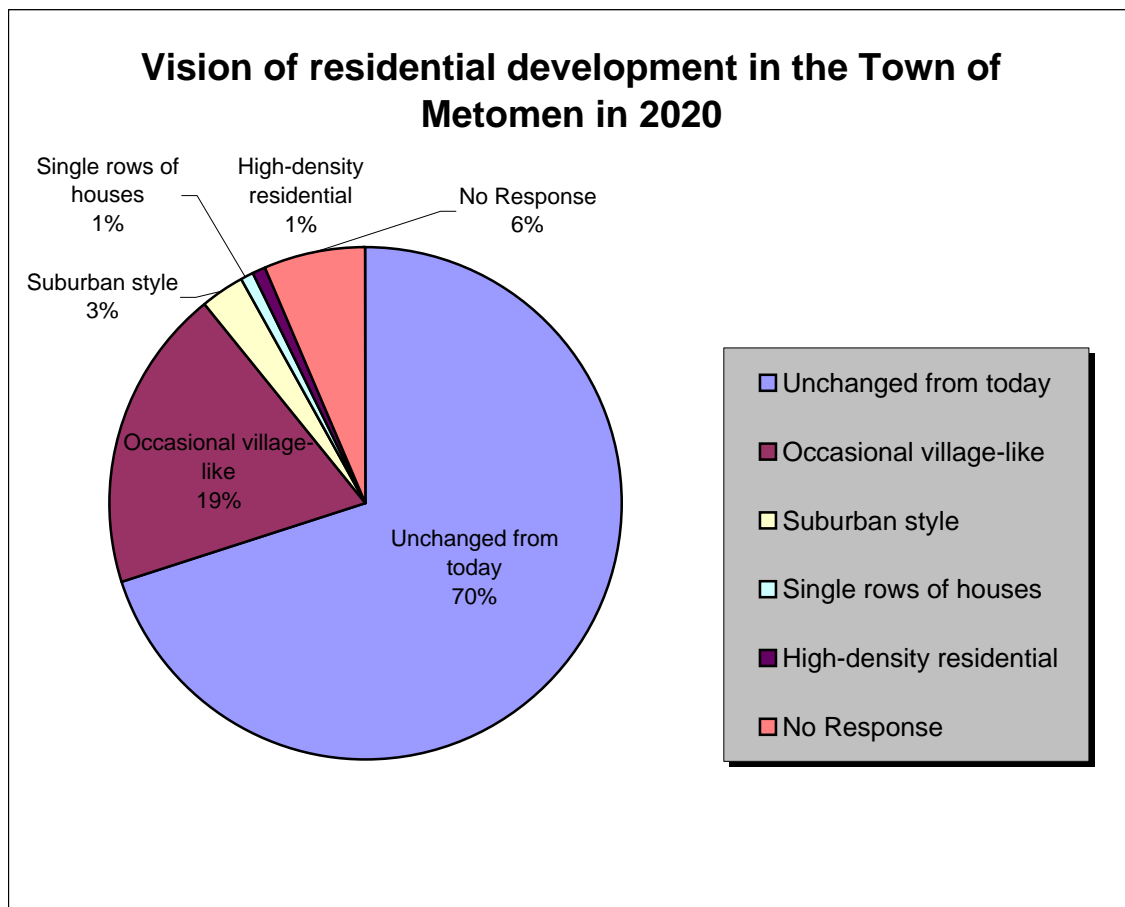


## Vision of Residential development in the Town of Metomen in 2020 is:

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Unchanged from today	156	70%
Occasional village-like	43	19%
Suburban style	6	3%
Single rows of houses	2	1%
High-density residential	2	1%
No Response	14	6%
Totals	223	100%

Residents were asked for their vision of residential development in 2020.

1. Largely unchanged from today, primarily rural and agricultural, with minimal development.
2. Occasional village-like residential development separated by large green spaces, such as woods and agricultural lands.
3. 'Suburban' style development with houses clustered where builder choose to put them.
4. Single rows of houses built along sewer lines.
5. High-density residential development throughout the Town of Metomen with commercial development in and around the villages.

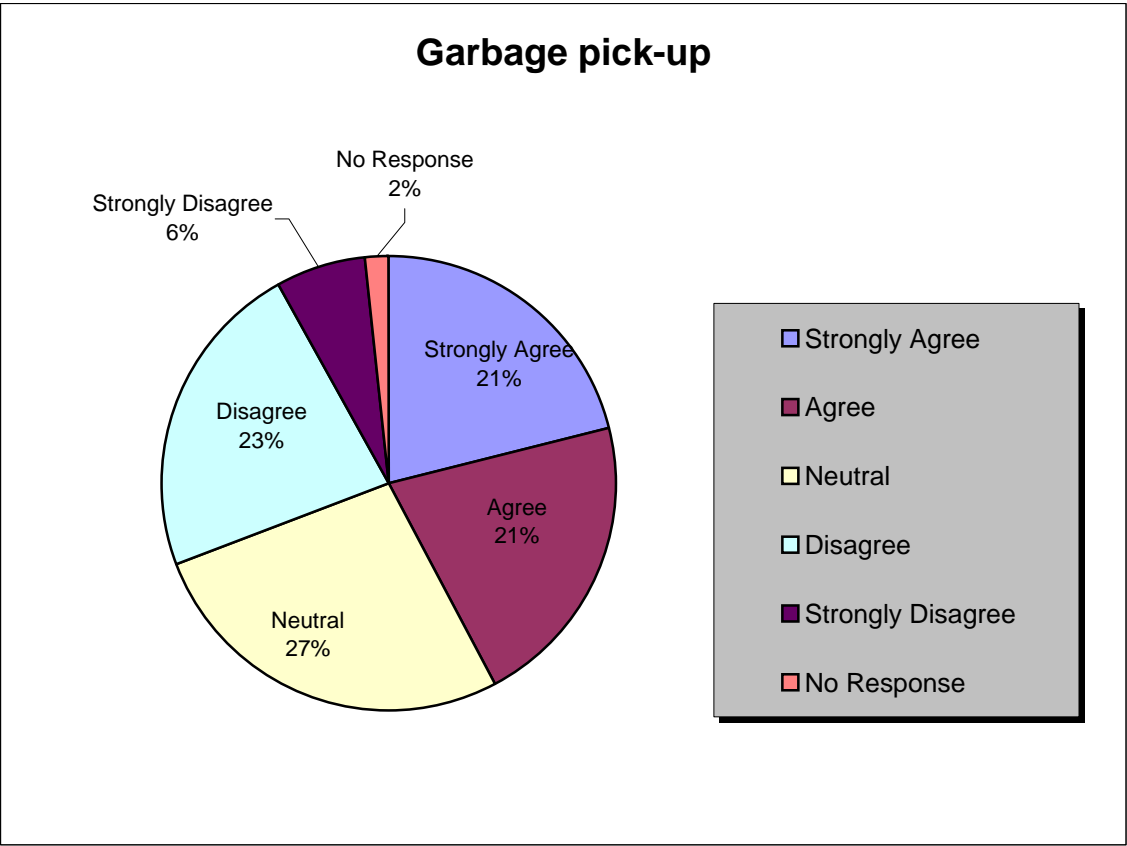




Town of Metomen should plan to include garage pick-up in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	47	21%
Agree	47	21%
Neutral	60	27%
Disagree	51	23%
Strongly Disagree	14	6%
No Response	4	2%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include garbage pick-up in the future.

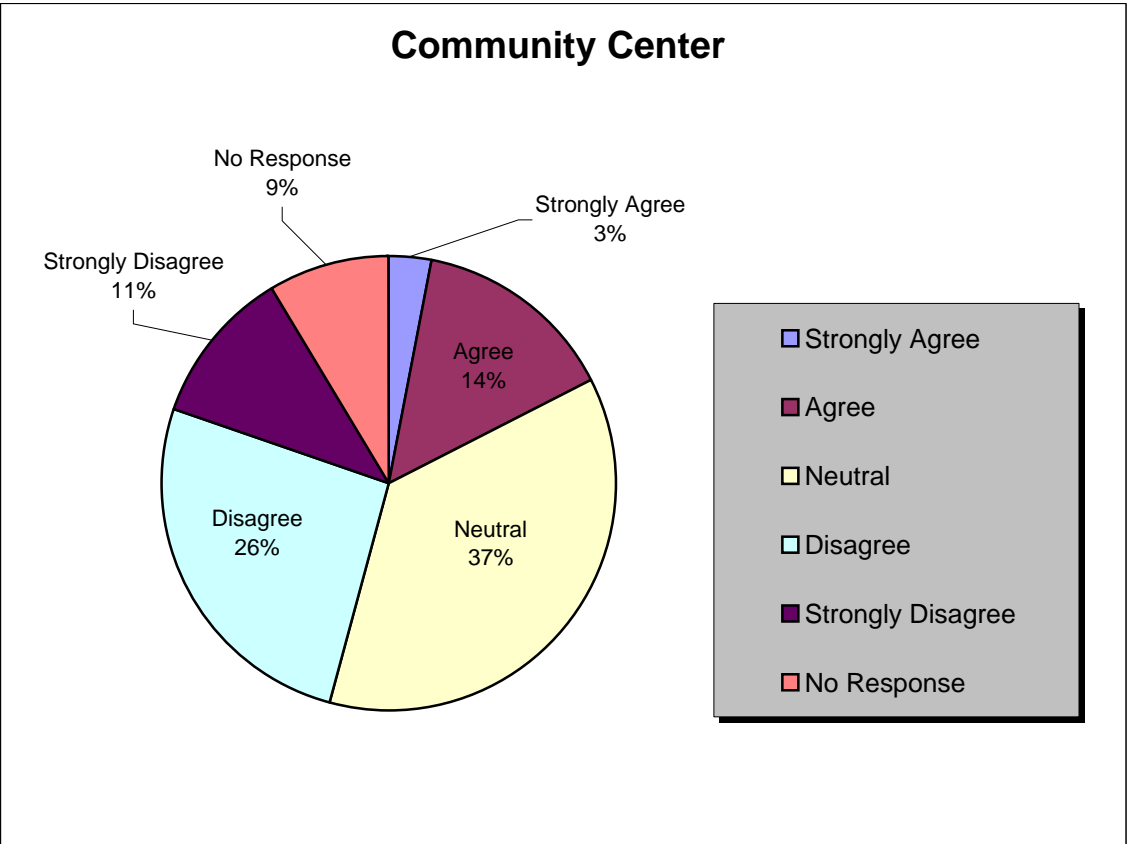




Town of Metomen should plan to include a Community Center in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	7	3%
Agree	32	14%
Neutral	82	37%
Disagree	58	26%
Strongly Disagree	25	11%
No Response	19	9%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include a Community center in the future.

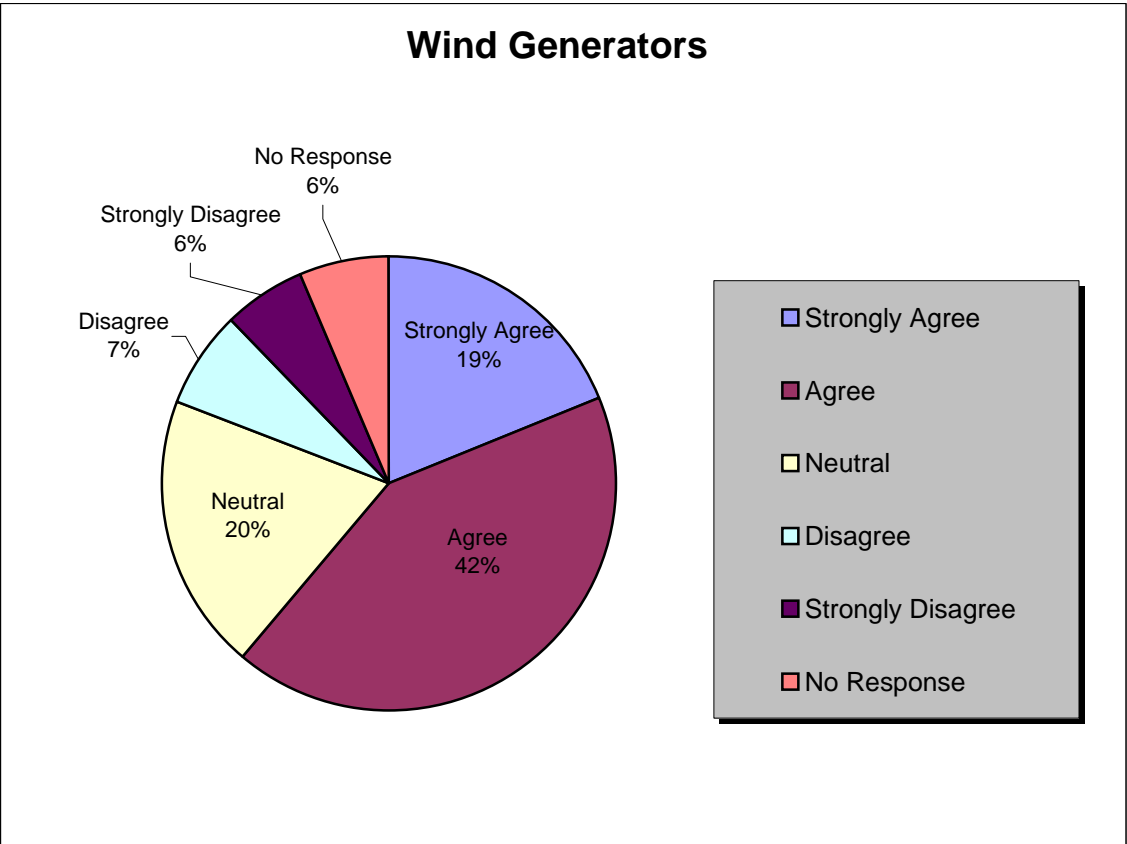




Town of Metomen should plan to include Wind Generators in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	42	19%
Agree	94	42%
Neutral	44	20%
Disagree	16	7%
Strongly Disagree	13	6%
No Response	14	6%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include Wind Generators in the future.

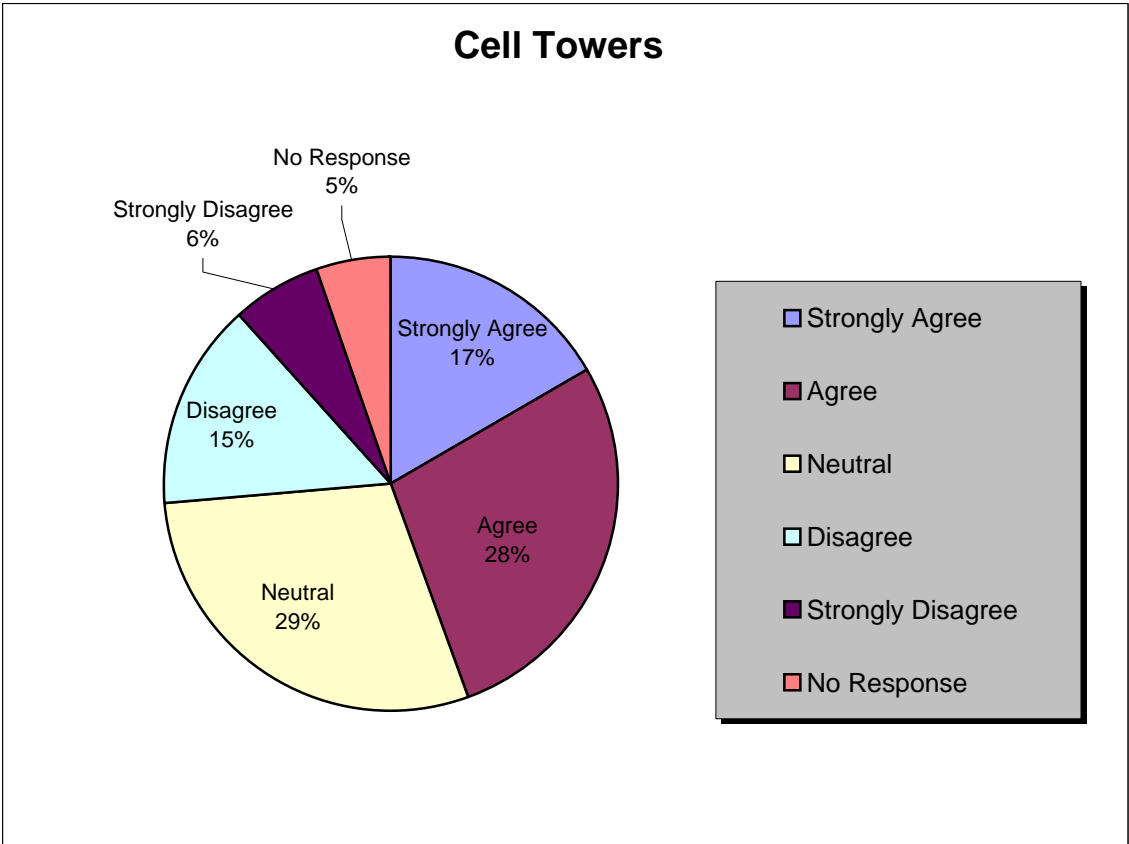




Town of Metomen should plan to include Cell Towers in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	37	17%
Agree	62	28%
Neutral	65	29%
Disagree	33	15%
Strongly Disagree	14	6%
No Response	12	5%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include Cell Towers in the future.

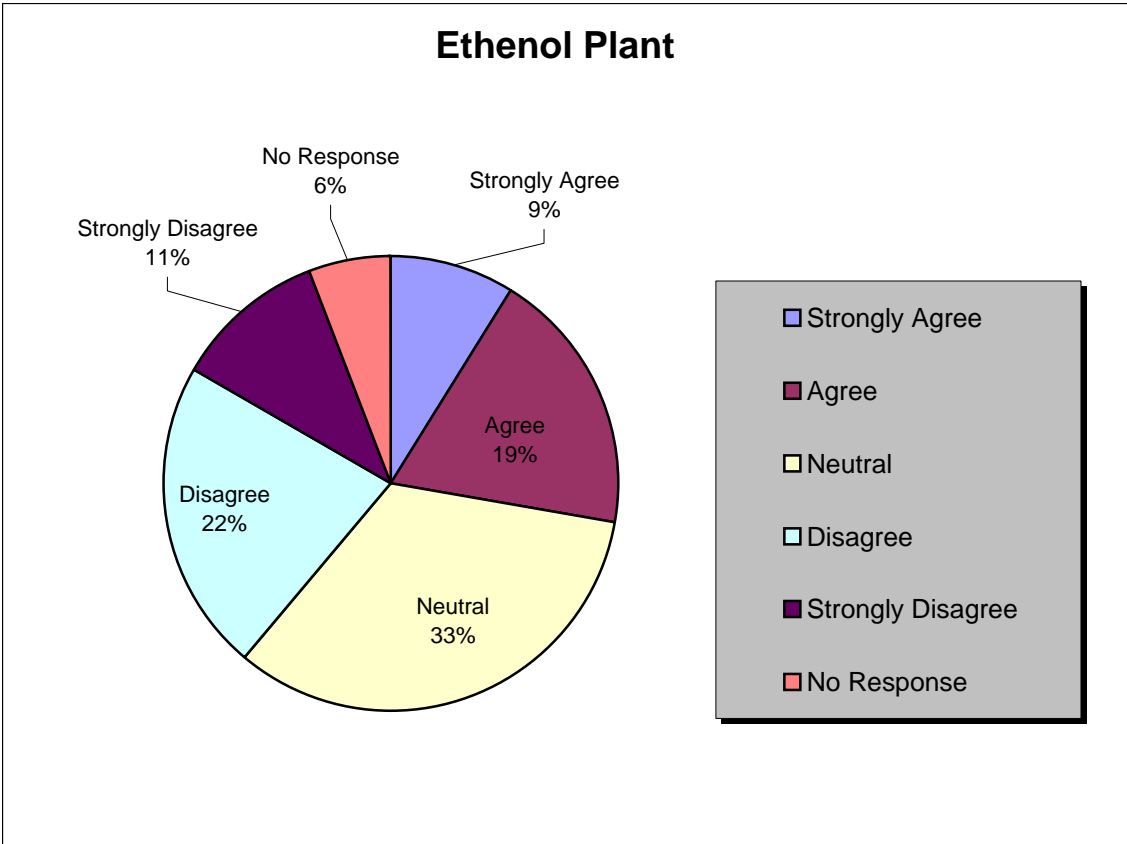




Town of Metomen should plan to include an Ethenol Plant in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	20	9%
Agree	42	19%
Neutral	74	33%
Disagree	50	22%
Strongly Disagree	24	11%
No Response	13	6%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include an Ethenol Plant in the future.

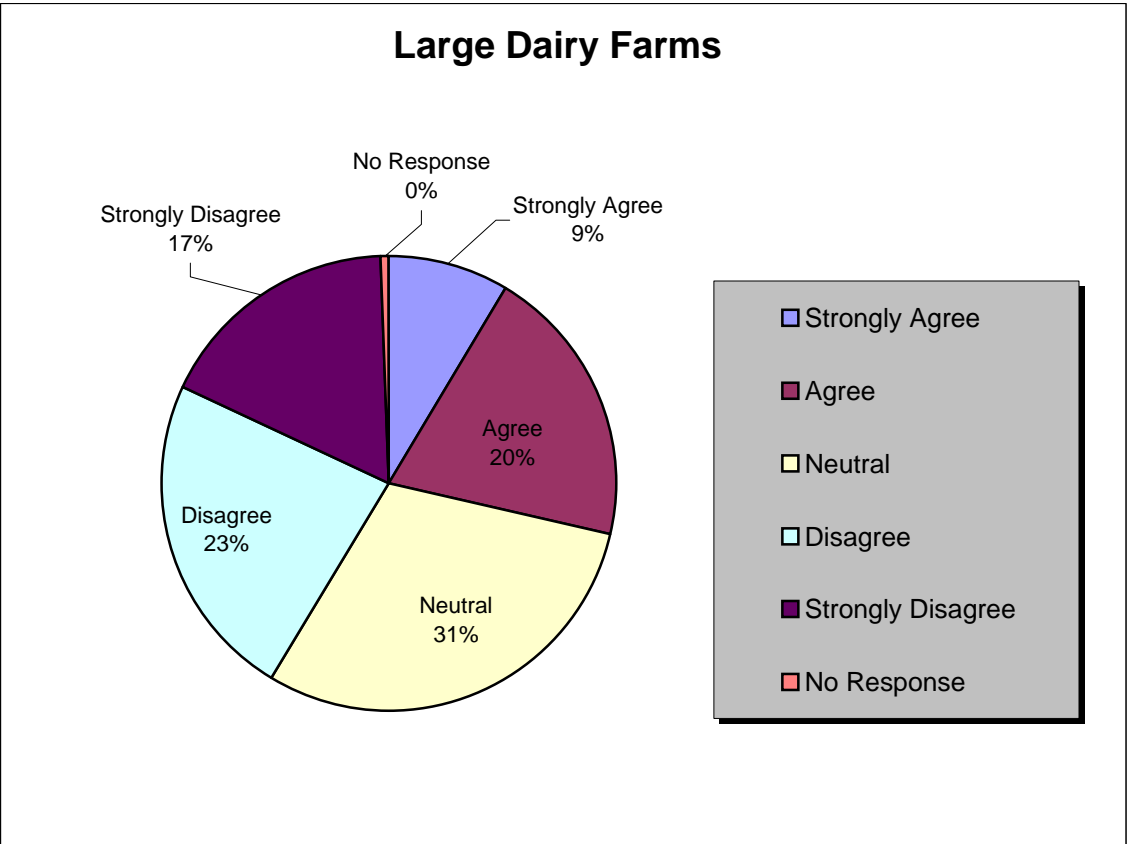




Town of Metomen should plan to include Large Dairy Farms in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	19	9%
Agree	45	20%
Neutral	67	30%
Disagree	52	23%
Strongly Disagree	39	17%
No Response	1	0%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include Large Dairy Farms in the future.

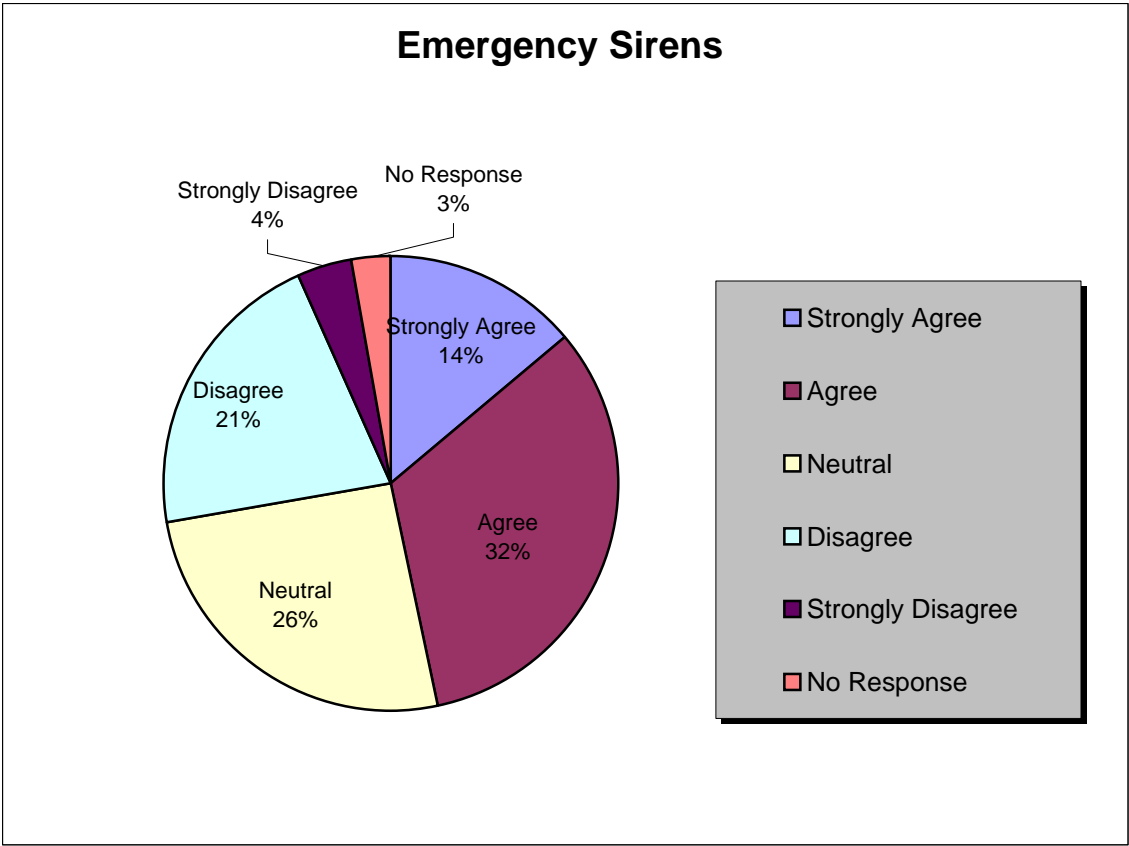




Town of Metomen should plan to include Emergency Sirens in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	31	14%
Agree	73	33%
Neutral	57	26%
Disagree	47	21%
Strongly Disagree	9	4%
No Response	6	3%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include Emergency Sirens in the future.

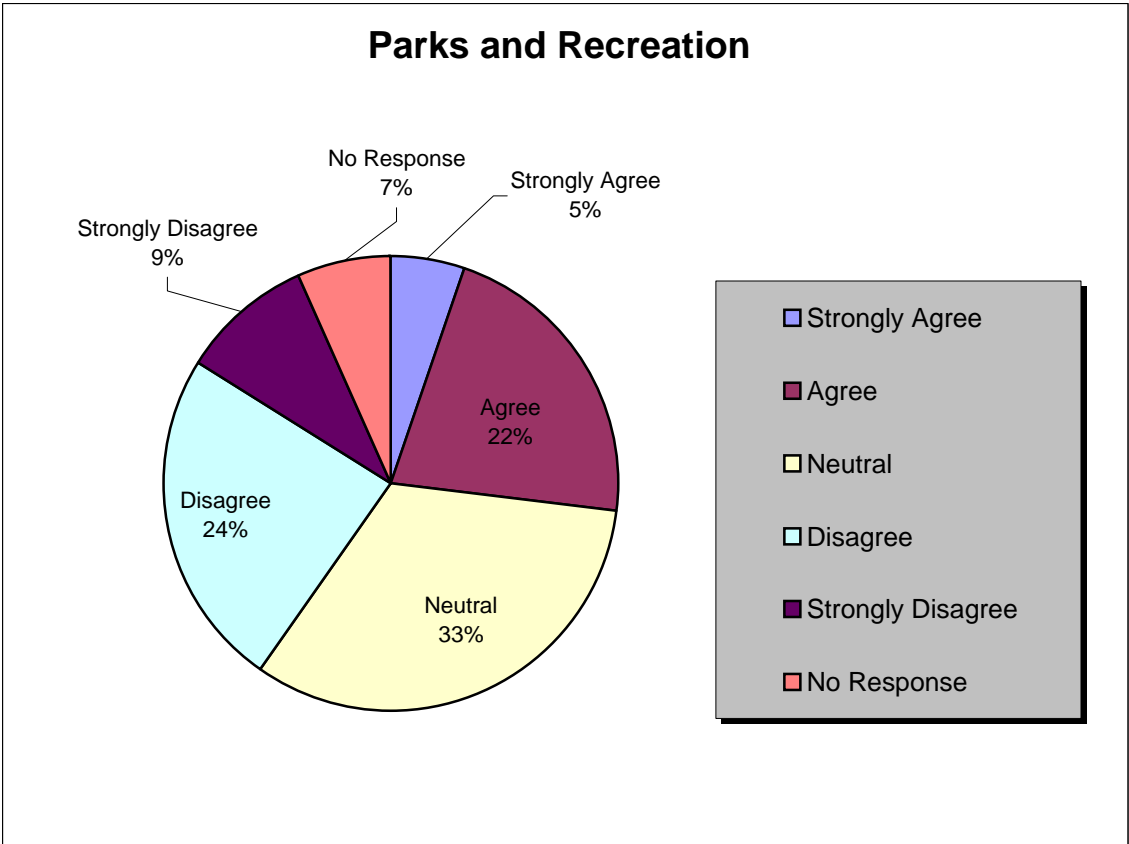




Town of Metomen should plan to include Parks and Recreation in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	12	5%
Agree	48	22%
Neutral	73	33%
Disagree	54	24%
Strongly Disagree	21	9%
No Response	15	7%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include Parks and Recreation in the future.

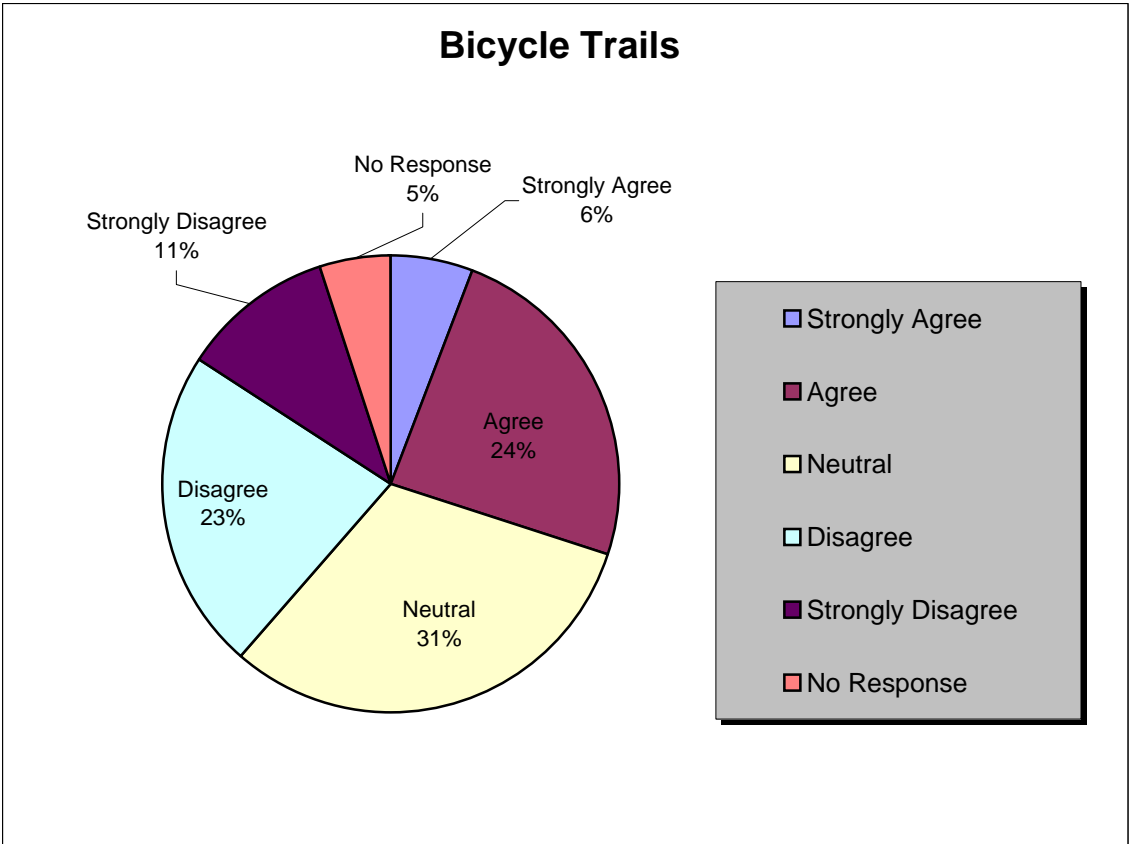




Town of Metomen should plan to include Bicycle Trails in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	13	6%
Agree	54	24%
Neutral	70	31%
Disagree	51	23%
Strongly Disagree	24	11%
No Response	11	5%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include Bicycle Trails in the future.

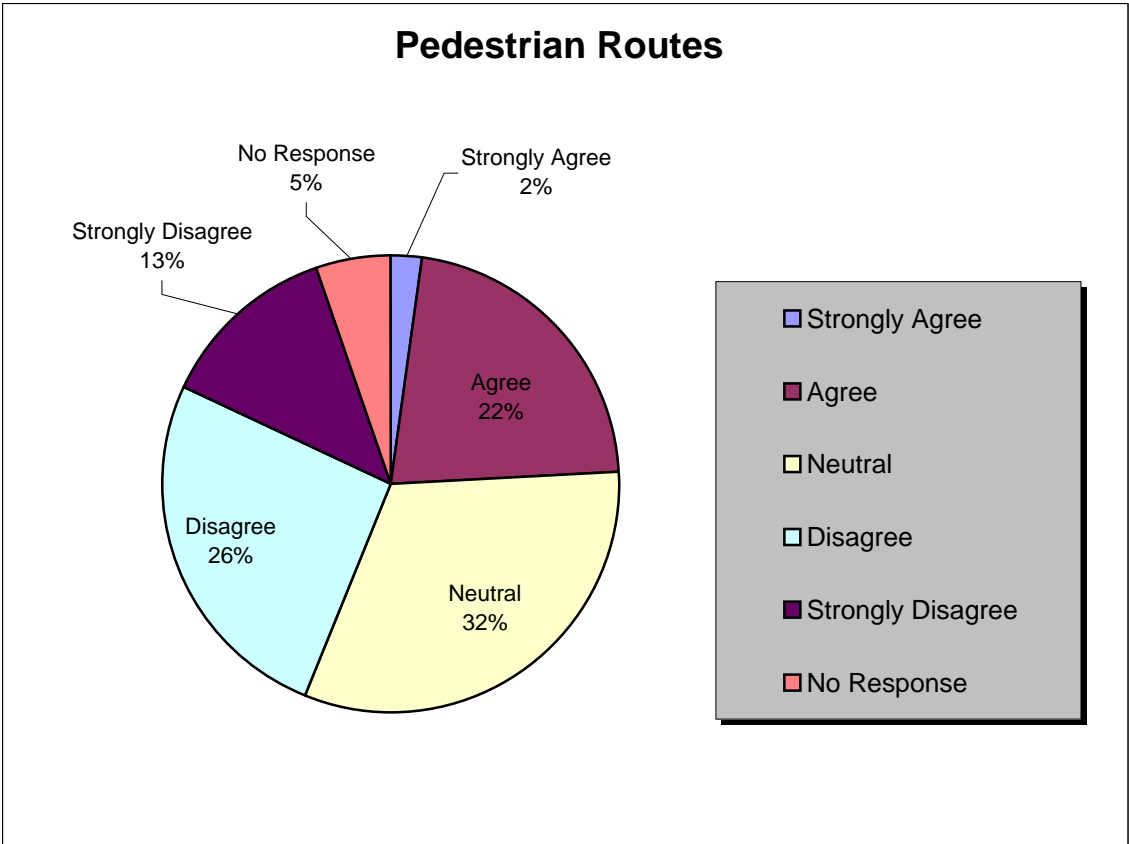




Town of Metomen should plan to include Pedestrian Routes in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	5	2%
Agree	49	22%
Neutral	71	32%
Disagree	58	26%
Strongly Disagree	28	13%
No Response	12	5%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include Pedestrian Routes in the future.

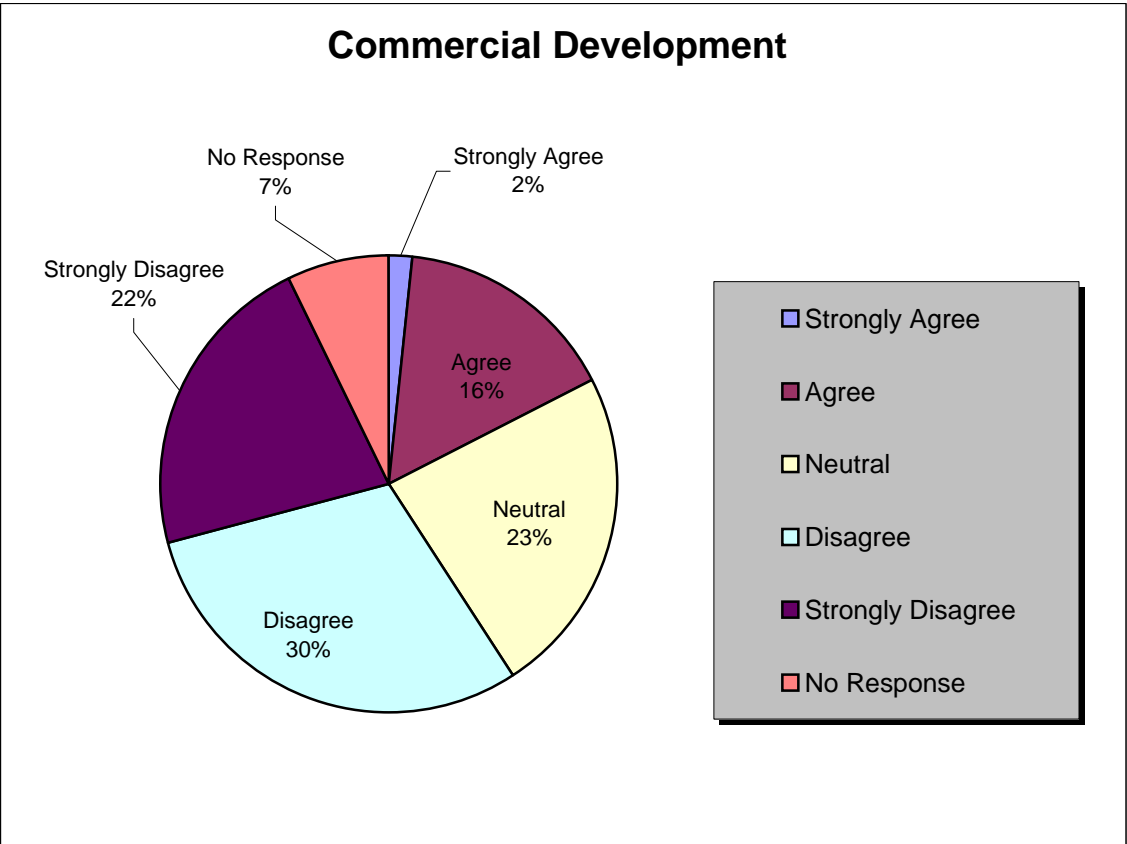




Town of Metomen should plan to include Commercial Development in the future.

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Strongly Agree	4	2%
Agree	35	16%
Neutral	52	23%
Disagree	67	30%
Strongly Disagree	49	22%
No Response	16	7%
Totals	223	100%

Residents were asked if they felt the Town of Metomen should include Commercial Development in the future.

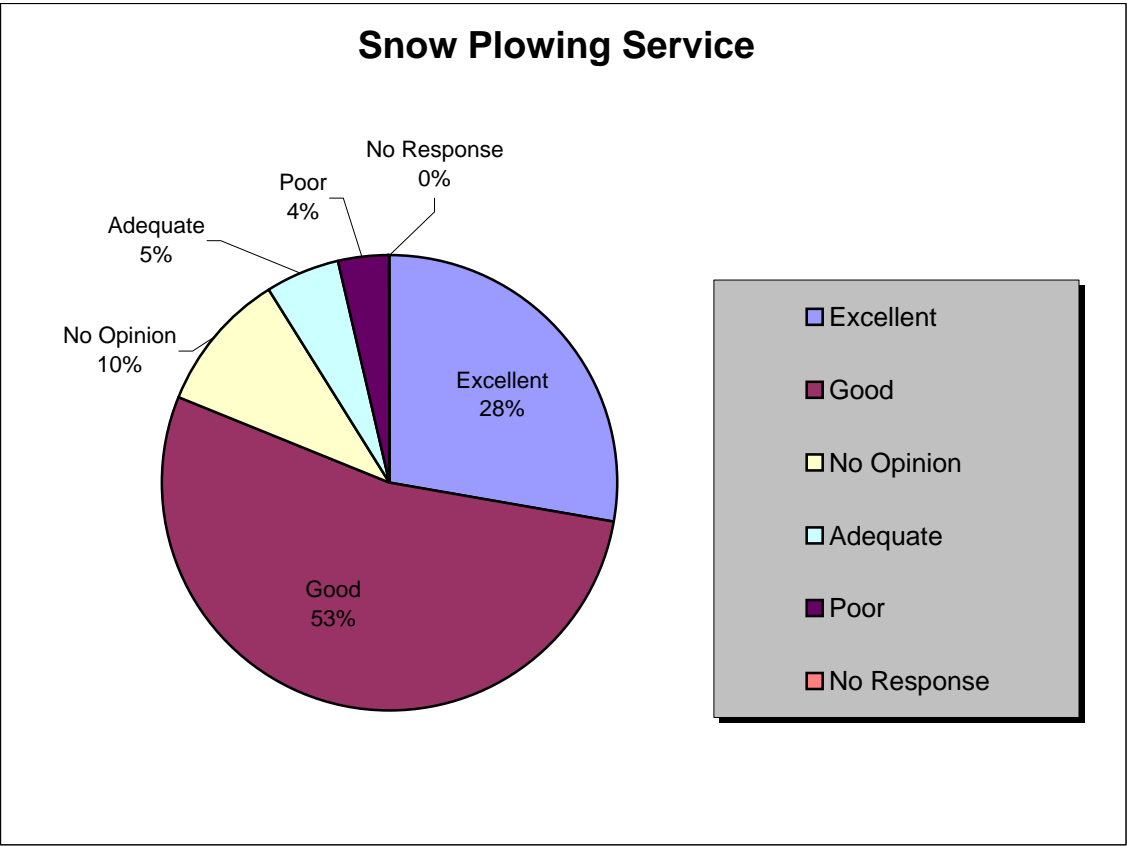




Please rate the quality of the Snow Plowing Service

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Excellent	62	28%
Good	119	53%
No Opinion	22	10%
Adequate	12	5%
Poor	8	4%
No Response	0	0%
Totals	223	100%

Residents were asked  
to rate the quality of Snow  
Plowing Services

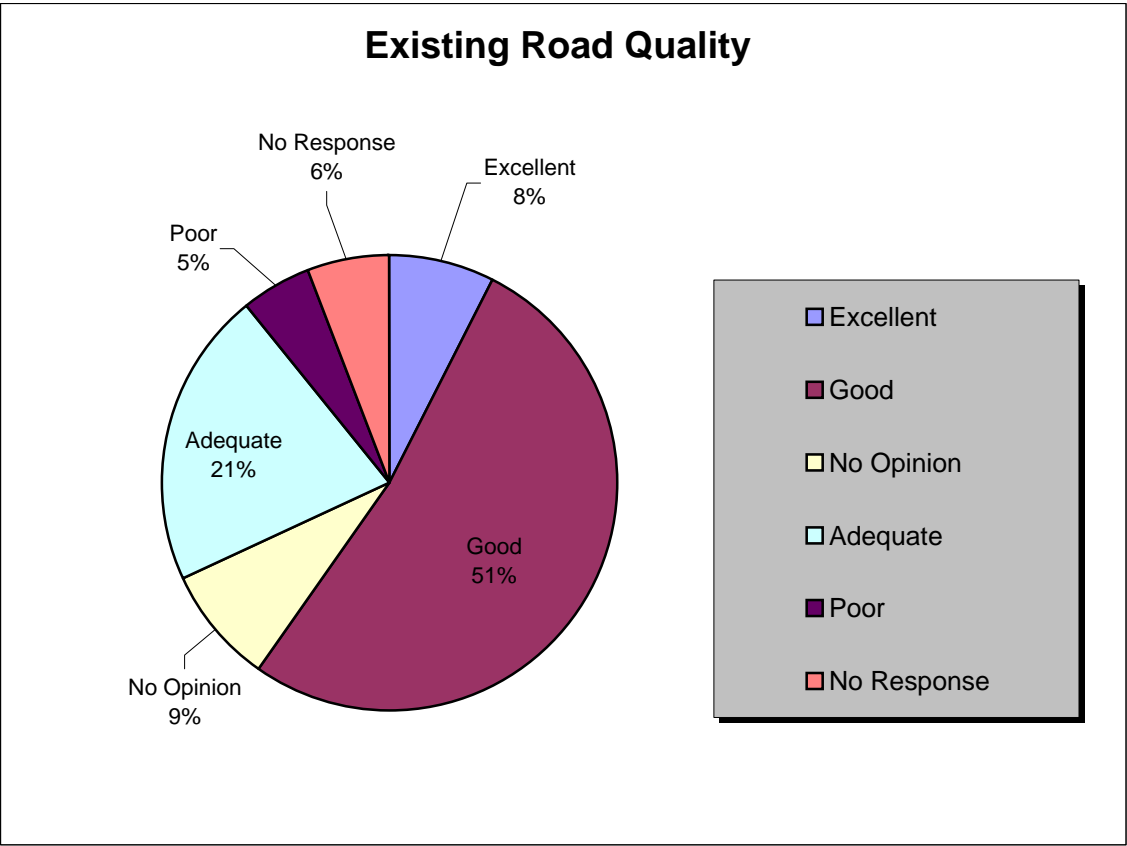




Please rate the quality of the Existing Roads

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Excellent	17	8%
Good	116	52%
No Opinion	19	9%
Adequate	47	21%
Poor	11	5%
No Response	13	6%
Totals	223	100%

Residents were asked  
to rate the quality of the  
Existing Roads

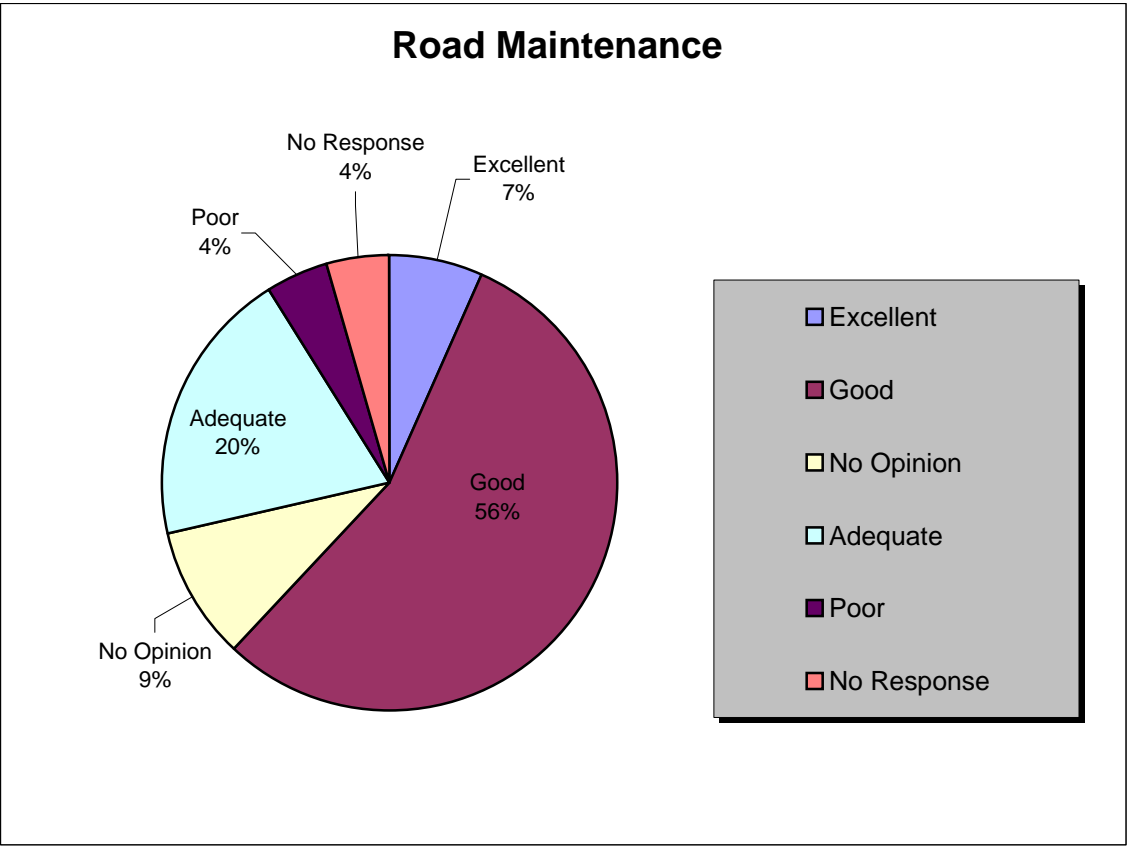




Please rate the quality of the Road Maintenance

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Excellent	15	7%
Good	123	55%
No Opinion	21	9%
Adequate	44	20%
Poor	10	4%
No Response	10	4%
Totals	223	100%

Residents were asked  
to rate the quality of the  
Road Maintenance

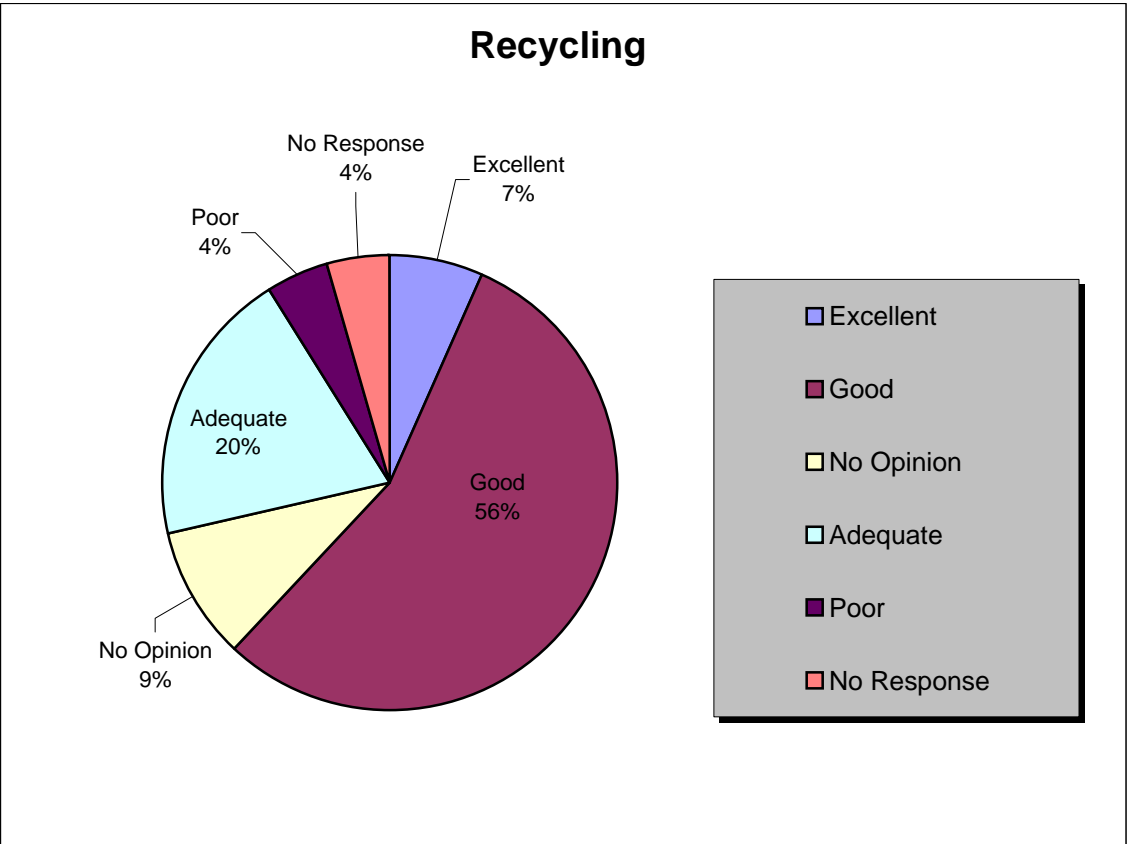




Please rate the quality of the Recycling Service

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Excellent	15	7%
Good	123	55%
No Opinion	21	9%
Adequate	44	20%
Poor	10	4%
No Response	10	4%
Totals	223	100%

Residents were asked  
to rate the quality of the  
Recycling Service

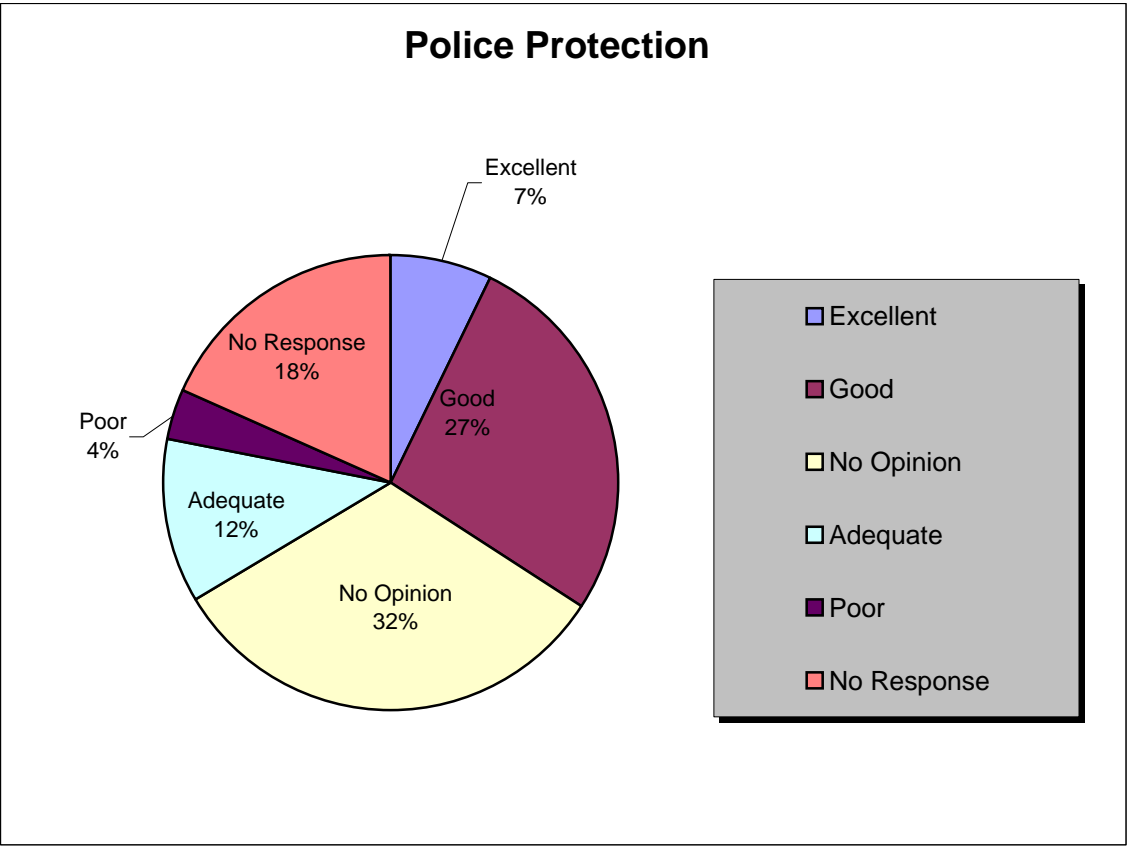




Please rate the quality of Police Protection

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Excellent	16	7%
Good	60	27%
No Opinion	72	32%
Adequate	26	12%
Poor	8	4%
No Response	41	18%
Totals	223	100%

Residents were asked  
to rate the quality of  
Police Protection

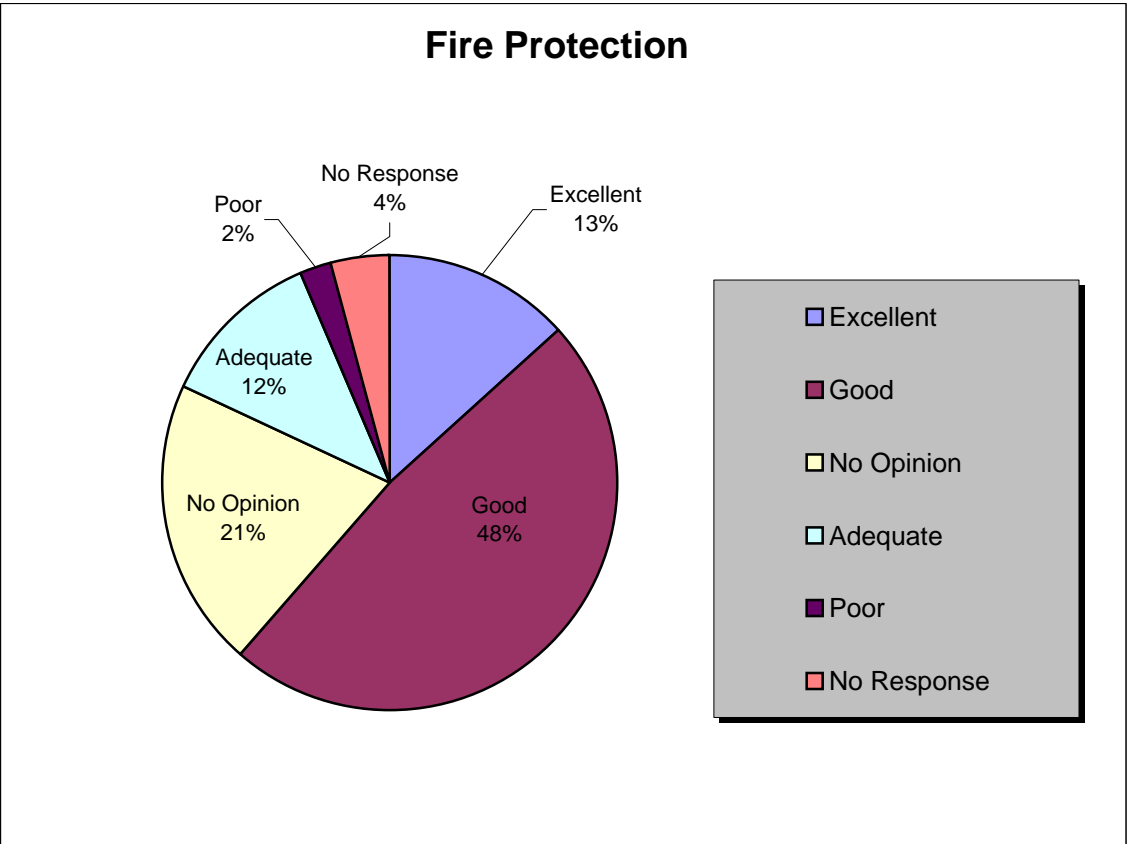




Please rate the quality of Fire Protection

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Excellent	30	13%
Good	107	48%
No Opinion	46	21%
Adequate	26	12%
Poor	5	2%
No Response	9	4%
Totals	223	100%

Residents were asked  
to rate the quality of  
Fire Protection

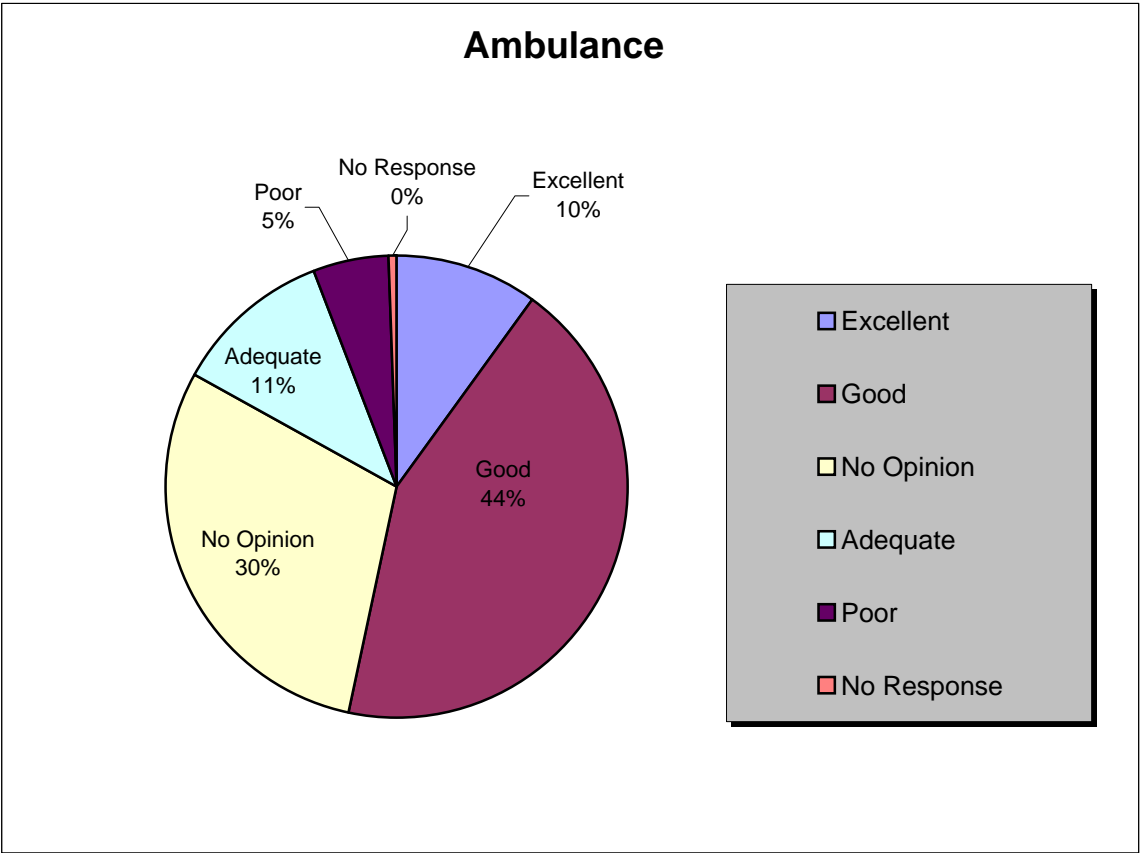




Please rate the quality of the Ambulance Service

Responses	Number of Metomen Responses	Metomen Responses in Percentages
Excellent	22	10%
Good	97	43%
No Opinion	66	30%
Adequate	25	11%
Poor	12	5%
No Response	1	0%
Totals	223	100%

Residents were asked  
to rate the quality of  
Ambulance Service





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